LOT 7 PARNELL HILLS S/D UNIT 1.
359-177, 754-1159, PB 1157-480,

WATSON JACOB S
386 NW HONEYSUCKLE WAY
LAKE CITY, FL 32055

2026

10-3S-16-02055-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

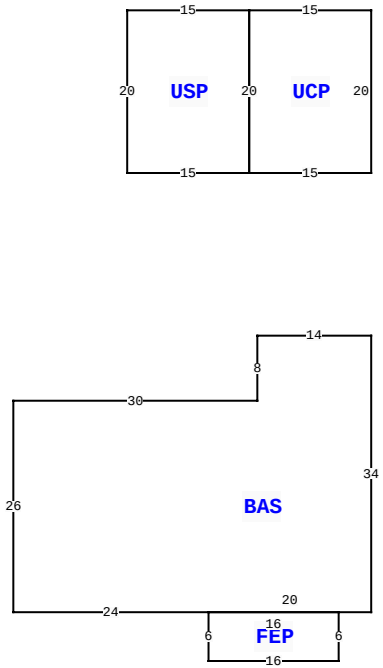
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	10316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100		1,256	71,691
FEP	96	80		77	4,395
UCP	300	20		60	3,425
USP	300	35		105	5,993
TOTALS	1,952			1,498	85,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	92.6640	103.78	155,462	1979	1979	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2021 Heated Area: 1256 HX Base Yr 2021



386 NW HONEYSUCKLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,504
TOTAL MARKET OB/XF VALUE		1,137
TOTAL LAND VALUE - MARKET		13,320
TOTAL MARKET VALUE		99,961
SOH/AGL Deduction		27,371
ASSESSED VALUE		72,590
TOTAL EXEMPTION VALUE	HX HB	47,590
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1287/0740	1/02/2015	WD	U	I	12	42,000
GRANTOR: SUNSTATE FEDERAL CRED						
GRANTEE: JACOB S WATSON						
1265/0635	11/19/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (WHITE						
GRANTEE: SUNSTATE FEDERAL CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S8 W30 S26 E24 FEP= S6 E16 N6 W16$ E20 N34 $ PTR=N40
UCP= W15 USP= W15 S20 E15 N20$ S20 E15 N20$ S40$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	100	16	24	384.00	UT	2.70	2.70	100	0	0	3	100	1,037	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,137

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF/MH	176.00	273.00	1.11	AC		1.00	1.00	1.00	12,000.00	12,000.00	13,320							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.11 Total Land Value: 13,320 Market: 0 Agricultural: 0 Common: 13,320 PRINTED 10/09/2025 BY SYS