LOT 12 PARNELL HILLS UNIT 1.

376-694, 473-699, 756-2277, 837-

ELLINGTON MATTHEW JACKSON
273 NW HONEYSUCKLE WAY
LAKE CITY, FL 32055

2026

10-3S-16-02055-012

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

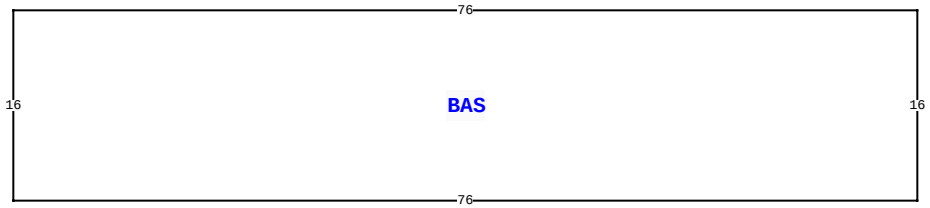
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	66,579
TOTALS	1,216			1,216	66,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	105.9000	99.55	121,053	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1216 HX Base Yr



273 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	66,579
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	16,920
TOTAL MARKET VALUE	90,499
SOH/AGL Deduction	22,138
ASSESSED VALUE	68,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,361
TOTAL JUST VALUE	90,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,499

SALE:2:1: LOT 12, PARNELL HILLS

SALE:1:1: LOT 12

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12661	M H	125	06/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/2453	4/15/2008	PR	Q	I	01	100

GRANTOR: ADAM ELLINGTON (PR FO

GRANTEE: MATTHEW JACKSON ELL

0837/0218	3/27/1997	WD	Q	V		10,500

GRANTOR: ADRIAN

GRANTEE: ELLINGTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		RSF/MH	108.00	163.00	1.41	AC		1.00	1.00	1.00	12,000.00	12,000.00	16,920							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.41 Total Land Value: 16,920 Market: 0 Agricultural: 0 Common: 16,920 PRINTED 10/10/2025 BY SYS