LOT 14 PARNELL HILLS S/D UNIT 1.
435-633, DC 1154-107,

HUNTER HENSLEY R
169 NW HONEY SUCKLE WAY
LAKE CITY, FL 32055

2026

10-3S-16-02055-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

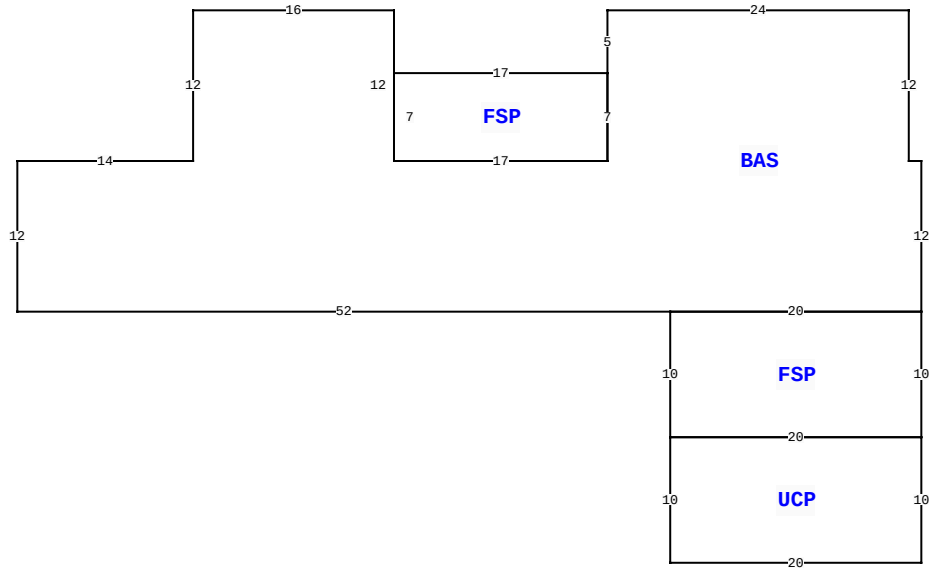
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,344	100		1,344	19,793
FSP	119	40		48	707
FSP	200	40		80	1,178
UCP	200	20		40	589
TOTALS	1,863			1,512	22,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,512	81.8100	49.09	74,224	1973	1973	0	0	10	60.00	30.00

1 MOBILE HME 100% - 0 Heated Area: 1344 HX Base Yr



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

169 NW HONEYSUCKLE WAY, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		22,267
TOTAL MARKET OB/XF VALUE		7,050
TOTAL LAND VALUE - MARKET		12,240
TOTAL MARKET VALUE		41,557
SOH/AGL Deduction		22,683
ASSESSED VALUE		18,874
TOTAL EXEMPTION VALUE	HX HB	18,874
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		41,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,557

LAND:1:1: LOT 14 PARNELL HILLS S/D, UNIT 1
XFOB:2:1: P0ARCH WITH LEAN TO
XFOB:1:1: DORADO M H
BLDG:1:1: HX HERE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14033	M H	125	05/20/1998
12076	M H	125	01/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S5 FSP= W17 S7 E17 N7$ S7 W17 N12 W16 S12 W14 S12E52
FSP= S10 UCP= S10 E20 N10 W20$ E20 N10 W20$ E20 N12 W1 N12$.

EXTRA FEATURES

L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,050

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		RSF/MH	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,240							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.02 Total Land Value: 12,240 Market: 0 Agricultural: 0 Common: 12,240 PRINTED 10/10/2025 BY SYS