LOT 4 BLOCK A PARNELL HILLS UNIT
466-489, 473-695, 964-1013, 974-

LOPEZ OSVALDO
5293 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

10-3S-16-02058-004

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

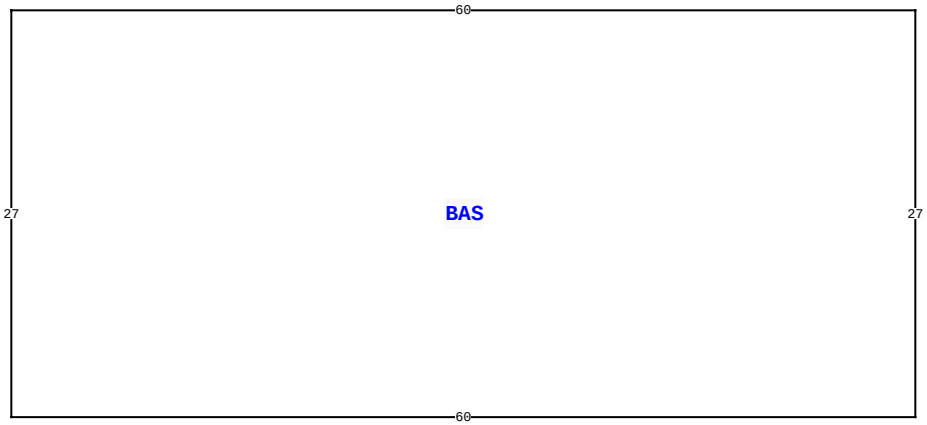
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	138,346
TOTALS	1,620			1,620	138,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.0000	108.10	175,122	2005	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2024 Heated Area: 1620 HX Base Yr 2024



5293 NW LAKE JEFFERY RD, 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		138,346
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		14,760
TOTAL MARKET VALUE		161,106
SOH/AGL Deduction		100,424
ASSESSED VALUE		60,682
TOTAL EXEMPTION VALUE	HX HB VX 13	60,682
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		161,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047730	Roof Replacement	9,000	07/24/2023
22906	M H	0	03/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1492/1491	5/24/2023	WD	Q	I	01	184,900
GRANTOR: BARAK N, LLC						
GRANTEE: LOPEZ OSVALDO						
1478/786	10/26/2022	WD	Q	I	01	82,000
GRANTOR: MUNZEL JOHN J						
GRANTEE: BARAK N, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	100		RSF/MH	104.00	244.00	1.23	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,760							

REVIEW DATE 10/02/2023 BY TP Total Acres: 1.23 Total Land Value: 14,760 Market: 0 Agricultural: 0 Common: 14,760 PRINTED 10/06/2025 BY SYS