LOT 5 BLOCK A PARNELL HILLS UNIT
503-631, 533-562, 765-173, 785-5

PFS SOLUTIONS INC
426 SW COMMERCE DR, STE 145
LAKE CITY, FL 32025

2026

10-3S-16-02058-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

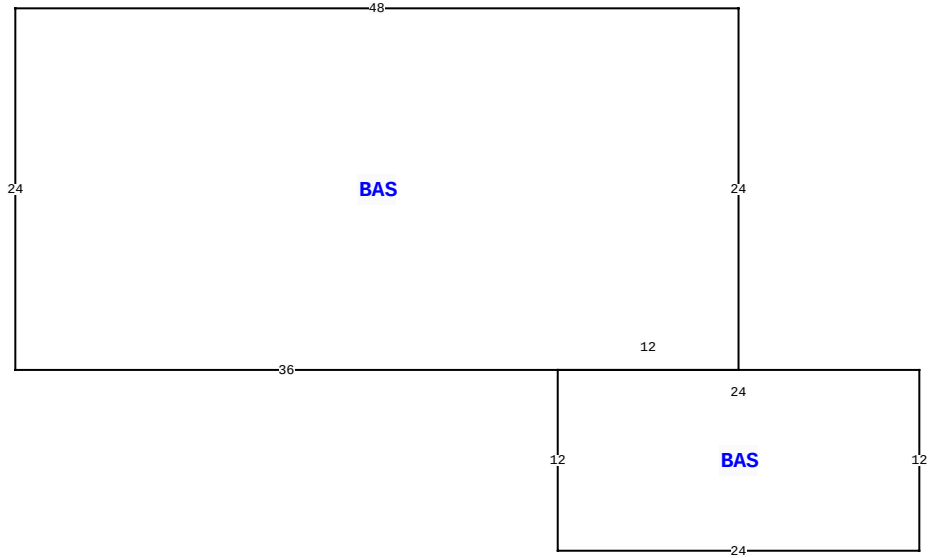
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	03	BELOW AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	288	100		288	6,578
BAS	1,152	100		1,152	26,312
TOTALS	1,440			1,440	32,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	95.1615	57.10	82,224	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1440 HX Base Yr 2002



140 NW GENELL LOOP, 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		32,890
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		19,680
TOTAL MARKET VALUE		60,970
SOH/AGL Deduction		30,227
ASSESSED VALUE		30,743
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,743
TOTAL JUST VALUE		60,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,970

SALE:7:1: RETURNED TO FORMER OWNER
XFOB:5:1: CONC FLOOR, METAL ROOF
SALE:4:1: WELL & SEPTIC TANK
SALE:3:1: LOT 5, BLK A, PARENLL HILLS UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054155	Mobile Home		09/26/2025
000053735	Right-of-Way Acce		07/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/099	5/09/2025	QC	U	I	11	100
GRANTOR: JOHNSON JASON WADE						
GRANTEE: JOHNSON JASON WADE						
1540/101	5/04/2025	WD	Q	I	05	158,000
GRANTOR: JOHNSON JASON WADE						
GRANTEE: PFS SOLUTIONS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E36 BAS= S12 E24 N12 W24$ E12 N24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	80.00	205.00	1.64	AC		1.00	1.00	1.00	12,000.00	12,000.00	19,680							

REVIEW DATE 07/25/2025 BY TP Total Acres: 1.64 Total Land Value: 19,680 Market: 0 Agricultural: 0 Common: 19,680 PRINTED 10/06/2025 BY SYS