LOT 2 BLOCK D PARNELL HILLS UNIT
802-1091, 949-1143, WD 1060-2107

COONTZ CODY RICHARD/NOEL BRITNY NICOLE
152 NW ANTELOPE LOOP
LAKE CITY, FL 32055

2026

10-3S-16-02058-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

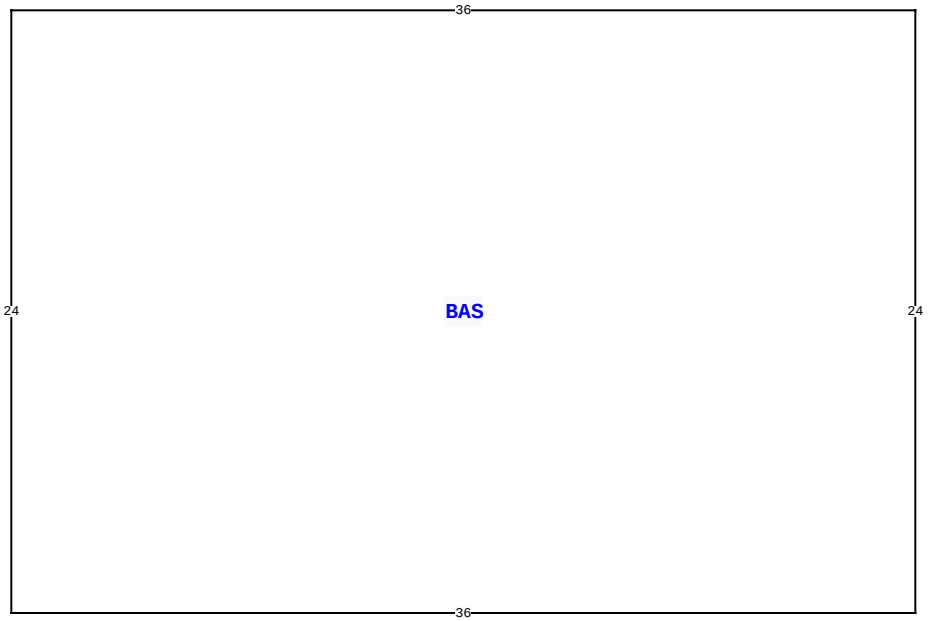
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	864	100		864	53,066
TOTALS	864			864	53,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	864	118.8000	111.67	96,483	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 864 HX Base Yr 2023



152 NW ANTELOPE 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		53,066
TOTAL MARKET OB/XF VALUE		8,296
TOTAL LAND VALUE - MARKET		15,960
TOTAL MARKET VALUE		77,322
SOH/AGL Deduction		3,387
ASSESSED VALUE		73,935
TOTAL EXEMPTION VALUE	HX HB	48,935
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		77,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,322

SALE:1:1: LOT 2 BLOCK D PARNELL HILLS UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21679	M H	357	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1416/2430	8/07/2020	WD	Q	I	01	64,500
GRANTOR: BRADLEY A & LESLIE L						
GRANTEE: CODY RICHARD COONTZ						
1060/2107	9/30/2005	WD	Q	I		54,000
GRANTOR: DAVID AND AMY BROWN						
GRANTEE: BRADLEY MCGRIFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 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	0296	SHED METAL	0	100	12	12	144.00	UT	12.00	12.00	75	2008	2008	3	75	1,296	
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 8,296

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	126.00	264.00	1.33	AC		1.00	1.00	1.00	12,000.00	12,000.00	15,960							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.33 Total Land Value: 15,960 Market: 0 Agricultural: 0 Common: 15,960 PRINTED 11/21/2025 BY SYS