LOT 8 BLOCK D PARNELL HILLS UNIT
FOR ADDT'L RD R/W DESC IN WD 150

HEDLUND JAMES CHRISTOPHER
166 NW ANTELOPE LP
LAKE CITY, FL 32055

2025

10-3S-16-02058-028

BUILDING CHARACTERISTICS

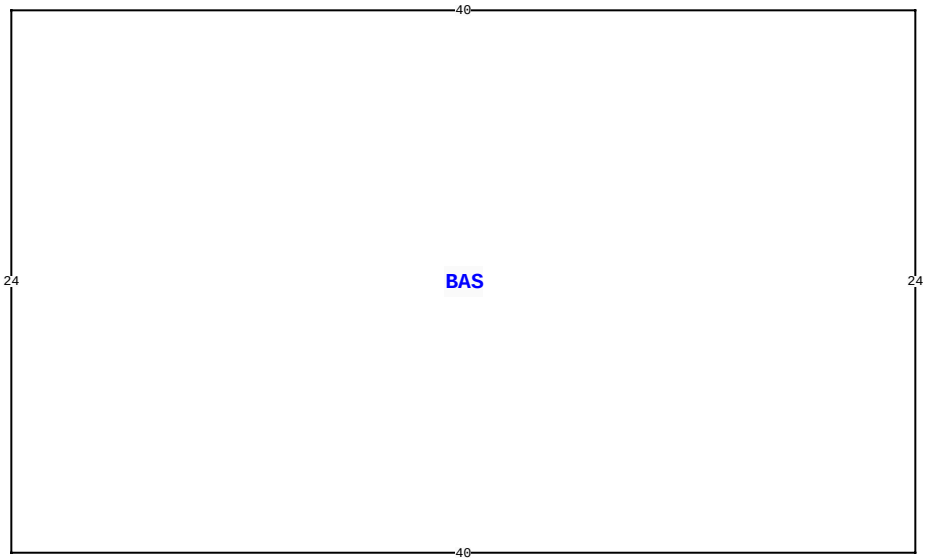
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 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	960	100		960	25,782
TOTALS	960			960	25,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	111.9000	67.14	64,454	1989	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr



644 NW PILLSBURY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,782
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	51,082
SOH/AGL Deduction	0
ASSESSED VALUE	51,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,082
TOTAL JUST VALUE	51,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12377	M H	125	04/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/298	12/09/2024	QC	U	I	11	100

GRANTOR: HERNDON JULIE A
GRANTEE: HEDLUND JAMES CHRIS

1378/0013	2/08/2019	LE	U	I	14	100

GRANTOR: JULIE A HERNDON (LIFE
GRANTEE: JAMES CHRISTOPHER H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
2	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 7,300

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	128.00	300.00	1.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	18,000							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.50 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/26/2025 BY SYS