LOT 3 BLOCK E PARNELL HILLS UNIT
NORTHERNLY COR OF LOT 3, S 66 DE
OF PILLSBURY DR 20 FT, S 69 DEG

STRICKLAND LORA/STRICKLAND CHARLES
602 NW PILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02058-032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

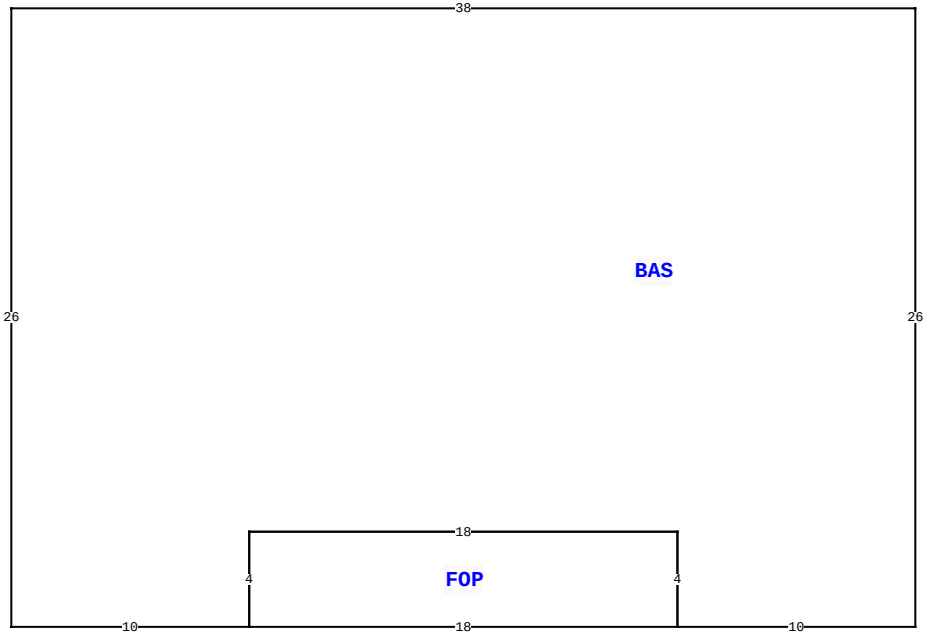
NEIGHBORHOOD/LOC 10316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100		916	74,205
FOP	72	30		22	1,782
TOTALS	988			938	75,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	938	111.2800	124.63	116,903	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 916 HX Base Yr



602 NW PILLSBURY DR, LAKE CITY

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

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	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,987
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		12,720
TOTAL MARKET VALUE		90,707
SOH/AGL Deduction		37,282
ASSESSED VALUE		53,425
TOTAL EXEMPTION VALUE	HX HB DX	33,425
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		90,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,707

SALE:2:1: LOT 3 BLK E, PARNELL HILLS UNIT 2

SALE:1:1: 4.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/2366	5/07/2008	QC	Q	I	01	100
GRANTOR: LORA MAULDIN & LUSTIN						
GRANTEE: LORA STRICKLAND& CH						
1103/1299	11/08/2006	WD	Q	I	01	100
GRANTOR: LORA MAULDIN						
GRANTEE: LORA STRICKLAND(MAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S26 E10 FOP= E18 N4 W18 S4$ N4 E18 S4 E10 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		RSF/MH	345.00	200.00	1.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,720							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.06 Total Land Value: 12,720 Market: 0 Agricultural: 0 Common: 12,720 PRINTED 11/18/2025 BY SYS