LOT 1 BLOCK F PARNELL HILLS UNIT
963-222,

REED TOMMIE A/REED LORETTA
P O BOX 902
LAKE CITY, FL 32056-0902

2026

10-3S-16-02058-034

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	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	05	05

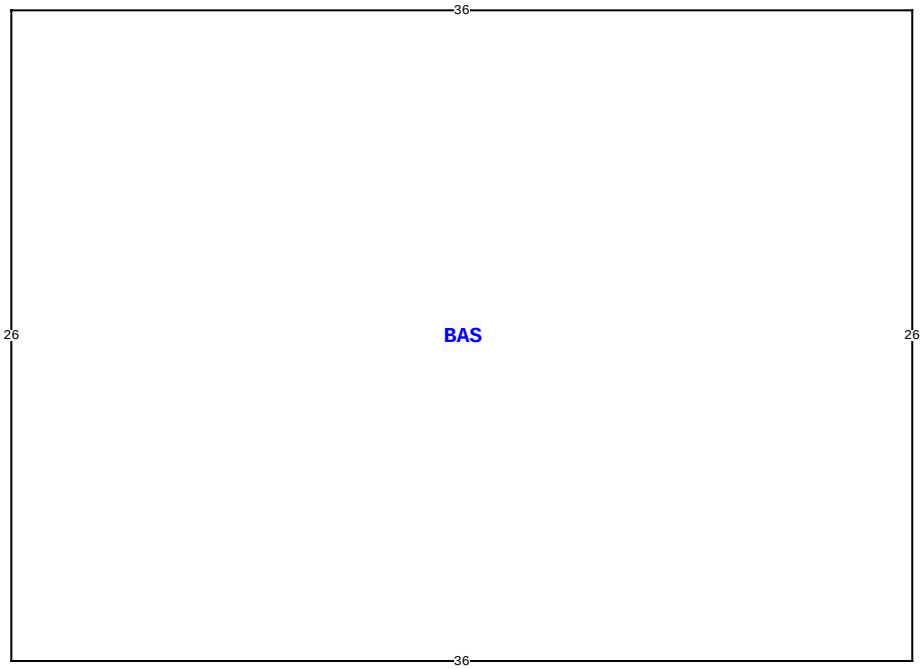
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	75,762
TOTALS	936			936	75,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	936	102.5100	96.36	90,193	2018	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2003 Heated Area: 936 HX Base Yr 2003



130 NW JAN CT, 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		75,762
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		14,160
TOTAL MARKET VALUE		99,522
SOH/AGL Deduction		49,125
ASSESSED VALUE		50,397
TOTAL EXEMPTION VALUE	HX HB	25,397
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35944	M H	375	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/0222	9/24/2002	WD	Q	V	03	6,500

GRANTOR: LENVIL H DICKS

GRANTEE: TOMMIE & LORETTA RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S26 E36 N26$.

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	2008	2008	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	157.00	1.18	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,160							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.18 Total Land Value: 14,160 Market: 0 Agricultural: 0 Common: 14,160 PRINTED 11/18/2025 BY SYS