LOT 7 BLOCK F PARNELL HILLS UNIT
796-578, 912-2529, 975-381, WD 1

KENNEDY RAY A/KENNEDY RUTH E
425 NW PILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02058-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

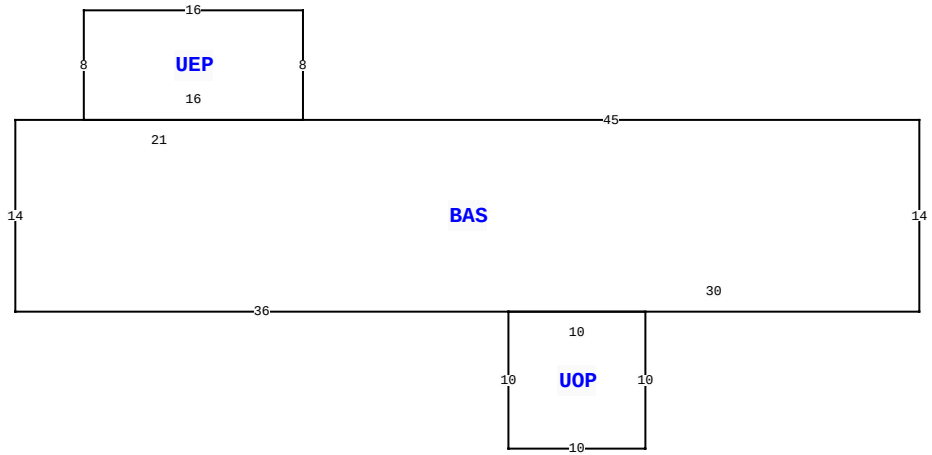
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	924	100		924	46,770
UEP	128	70		90	4,556
UOP	100	25		25	1,266
TOTALS	1,152			1,039	52,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,039	97.9000	92.03	95,619	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 924 HX Base Yr 2020



425 NW PILLSBURY DR, 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		52,590
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		12,120
TOTAL MARKET VALUE		73,110
SOH/AGL Deduction		32,357
ASSESSED VALUE		40,753
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		10,753
TOTAL JUST VALUE		73,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,110

SALE:1:1: LOT 7 BLK F PARNELL HILLS UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16341	M H	125	11/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/0104	6/18/2019	WD	U	I	30	100
GRANTOR: RAY A & RUTH E KENNED						
GRANTEE: RAY & RUTH KENNEDY(						
1226/1476	12/15/2011	WD	Q	I	01	29,000
GRANTOR: JEAN LIVINGSTON						
GRANTEE: RAY A & RUTH E KENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UEP= N8 W16 S8 E16$ W21 S14 E36 UOP= S10 E10 N10 W10$ E30 N14$.

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	2014	2014	3	100	200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	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 8,400

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	150.00	292.00	1.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,120							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.01 Total Land Value: 12,120 Market: 0 Agricultural: 0 Common: 12,120 PRINTED 11/18/2025 BY SYS