

LOT 8 BLOCK F PARNELL HILLS UNIT
754-982, 763-1754, WD 1104-2107,

DEUCES WILD HOLDINGS LLC
425 NW PHILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02058-041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	10316.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,104	100
UST	128	45
TOTALS	1,232	1,162
		30,649

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		RSF/M	50.00	292.00	1.01	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,162	109.9000	65.94	76,622	1979	1979	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2023 Heated Area: 1104 HX Base Yr													
445 NW PILLSBURY DR, LAKE CITY													

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

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													3
VALUATION BY													STANDARD
Tax Group: 3													
Tax Dist:													
BUILDING MARKET VALUE													30,649
TOTAL MARKET OB/XF VALUE													10,800
TOTAL LAND VALUE - MARKET													12,120
TOTAL MARKET VALUE													53,569
SOH/AGL Deduction													0
ASSESSED VALUE													53,569
TOTAL EXEMPTION VALUE													0
BASE TAXABLE VALUE													53,569
TOTAL JUST VALUE													53,569
NCON VALUE													0
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													53,569

XFOB:1:1: FAIRMORE ID#SNCGA24X48793834A&B ON DEED			