LOT 3 BLOCK G PARNELL HILLS UNIT

715-012, 926-2978, DC 926-2979,

FULGHAM GEORGE A
227 NW TIMBER WAY
LAKE CITY, FL 32055

2026

10-3S-16-02058-046

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		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

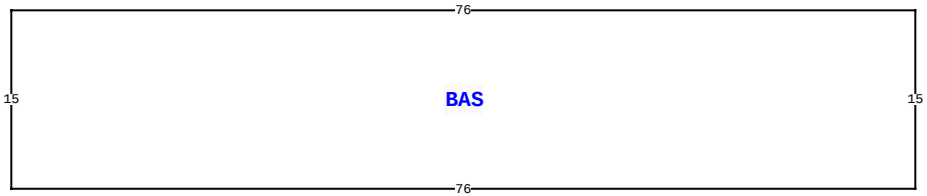
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	73,803
TOTALS	1,140			1,140	73,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	112.9000	106.13	120,988	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2003 Heated Area: 1140 HX Base Yr 2003



227 NW TIMBER WAY, 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		73,803
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		14,520
TOTAL MARKET VALUE		100,123
SOH/AGL Deduction		37,084
ASSESSED VALUE		63,039
TOTAL EXEMPTION VALUE	HX HB	38,039
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27602	M H	325	01/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0967/1292	11/12/2002	WD	Q	I		33,000
GRANTOR: H WALLACE						
GRANTEE: GEORGE & BONNIE FUL						
0926/2978	5/18/2001	WD	U	I	08	18,000
GRANTOR: BEULAH BABICH						
GRANTEE: H WALLACE						

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	4,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	100.00	242.00	1.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,520							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.21 Total Land Value: 14,520 Market: 0 Agricultural: 0 Common: 14,520 PRINTED 11/17/2025 BY SYS