

LOT 5 BLOCK G PARNELL HILLS UNIT
554-417, QC 1230-965, QC 1234-44

CABALLERO NOEL
856 NE COLVIN AVE
LAKE CITY, FL 32055

2026

10-3S-16-02058-048



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	13	LAM/VNLPLK 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	1,536	100
UOP	120	25
TOTALS	1,656	81,083

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50
5	0080	DECKING	0	0	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/M	75.00	175.00	1.21

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	02	1,566	114.8000	94.14	147,423	1988	1988	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2025 Heated Area: 1536 HX Base Yr													
279 NW TIMBER WAY, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2023 MLU													

TOTAL OB/XF													
11,910													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		81,083	
TOTAL MARKET OB/XF VALUE		11,910	
TOTAL LAND VALUE - MARKET		14,520	
TOTAL MARKET VALUE		107,513	
SOH/AGL Deduction		0	
ASSESSED VALUE		107,513	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		107,513	
TOTAL JUST VALUE		107,513	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1540/2431	5/15/2025	WD U	I	I	12	70,000	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: CABALLERO NOEL							
1535/1295	7/23/2024	WD U	I	I	12	100	
GRANTOR: FIRST FEDERAL BANK							
GRANTEE: SECRETARY OF HOUSIN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W64 S24 E30 UOP= S8 E15 N8 W15\$ E34 N24\$.									