

COMM INTERS N LINE OF N1/2 OF SW
FARNELL RD, S ALONG R/W 420 FT F
FT, S 208.71 FT, W 208.71 FT, N

ARNETT HAROLD/ARNETT KIMBERLY
1923 SW FARNELL RD
LAKE CITY, FL 32024

2026

10-6S-17-09637-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		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		02
NEIGHBORHOOD/LOC	10617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100		1,670	46,453
FOP	112	35		39	1,085
TOTALS	1,782			1,709	47,538

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00
4	0080	DECKING	0	100	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00
8	0169	FENCE/WOOD	0	100	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	100		A-1	0.00	0.00	1.00

REVIEW DATE 10/10/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,709	115.9000	69.54	118,844	1996	1996		0	0	60.00	40.00	
1 MOBILE HME 100% - 2001 Heated Area: 1670 HX Base Yr 2001													
1923 SW FARNELL RD, LAKE CITY													

TOTAL OB/XF 7,300													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100		
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017

TOTAL OB/XF 7,300													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00

Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				47,538				
TOTAL MARKET OB/XF VALUE				7,300				
TOTAL LAND VALUE - MARKET				15,000				
TOTAL MARKET VALUE				69,838				
SOH/AGL Deduction				23,591				
ASSESSED VALUE				46,247				
TOTAL EXEMPTION VALUE				HX HB		25,000		
BASE TAXABLE VALUE				21,247				
TOTAL JUST VALUE				69,838				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				69,838				
SALE:2:1: \$.70 STAMPS								
SALE:1:1: 1.00 AC								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0904/0203		5/12/2000		QC	Q	V	01	100
GRANTOR: KOON								
GRANTEE: ARNETT								
0833/1104		11/20/1996		WD	Q	V	02	0
GRANTOR: ARNETT								
GRANTEE: KOON								

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W58 S27 E66 N13 FOP= N14 W8 S14 E8\$ W8 N14\$.									

PRINTED 10/03/2025 BY SYS