NW1/4 OF NE1/4 EX 2.26 AC DESC I

600-760, LE 1504-1417

PARNELL PATRICK E
1382 NW NASH RD
LAKE CITY, FL 32055

2026

21-3S-16-02211-002

BUILDING CHARACTERISTICS

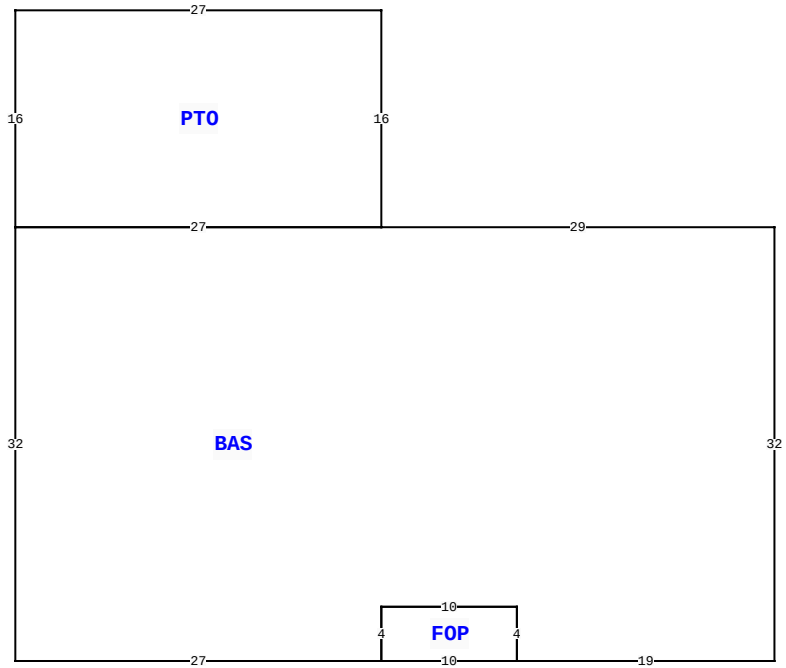
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	138,740
FOP	40	30		12	950
PTO	432	5		22	1,742
TOTALS	2,224			1,786	141,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	108.7800	121.83	217,588	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1752 HX Base Yr



1382 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,432
TOTAL MARKET OB/XF VALUE		3,577
TOTAL LAND VALUE - MARKET		225,940
TOTAL MARKET VALUE		166,858
SOH/AGL Deduction		77,573
ASSESSED VALUE		89,285
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,563
TOTAL JUST VALUE		370,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052456	Electrical Servic	0	02/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1504/1417	12/12/2023	LE	U	V	14	100

GRANTOR: PARNELL PATRICK E

GRANTEE: PARNELL PATRICK E (

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N16 W27 S16 E27$ W27 S32 E27 FOP= E10 N4W10 S4$ N4 E10 S4 E19 N32$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	30	40	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0166	CONC,PAVMT	0	100	14	32	448.00	UT	2.00	2.00	70	1993	1993	3	70	627	
4	0070	CARPORT UF	0	100	0	0	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,577

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	36.74	AC		1.00	1.00	1.00	445.00	445.00	16,349							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.74	AC		1.00	1.00	1.00	6,000.00	6,000.00	220,440							

REVIEW DATE 07/30/2025 BY tommy Total Acres: 37.74 Total Land Value: 21,849 Market: 220,440 Agricultural: 16,349 Common: 5,500 PRINTED 11/19/2025 BY SYS