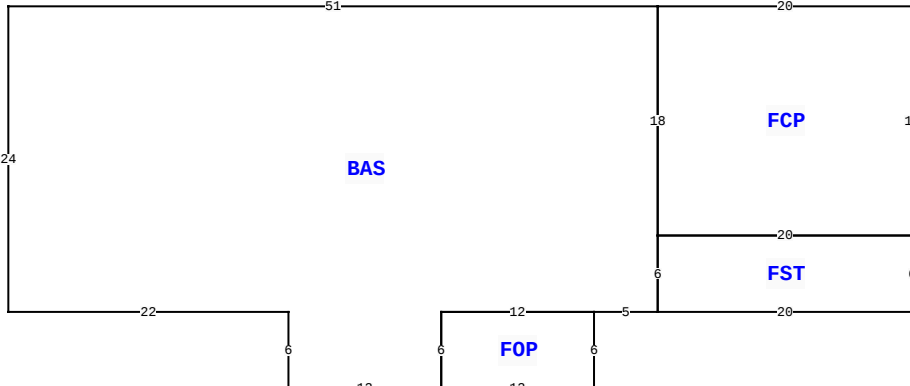


PARNELL SAMUEL/PARNELL CAROLYN
1724 NW JAKE GLN
LAKE CITY, FL 32055-1304

26-2S-16-01752-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall	18	CEMENT BRK 100								0100	01	1,474	121.2750	135.83	200,213	1974	1974	0	0	35.00	65.00	VALUATION BY					STANDARD												
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 0% - 0										Heated Area: 1296										HX Base Yr									
Roof Cover	14	PREFIN MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	06	VINYL ASB 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
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																											03									
NEIGHBORHOOD/LOC		26216.00	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS	1,296	100		1,296		114,423																																	
FCP	360	25		90		7,946																																	
FOP	72	30		22		1,942																																	
FST	120	55		66		5,827																																	
TOTALS		1,848		1,474		130,138																																	
EXTRA FEATURES										1890 NW JAKE GLN, LAKE CITY																													
L N	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	0040	BARN, POLE				0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																				
2	0020	BARN, FR				0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																				
3	0166	CONC, PAVMT				0	0	3	45	135.00	UT	2.00	2.00	100	1993	1993	3	100	270																				
4	0296	SHED METAL				0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400																				
5	0030	BARN, MT				0	0	36	36	1,296.00	UT	11.00	11.00	100	2008	2008	3	100	14,256																				
6	0251	LEAN TO W/				0	0	15	36	540.00	UT	4.00	4.00	100	2008	2008	3	100	2,160																				
7	0251	LEAN TO W/				0	0	15	36	540.00	UT	4.00	4.00	100	2008	2008	3	100	2,160																				
8	0060	CARPORT F				0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,700																				
9	0252	LEAN-TO W/				0	0	15	66	990.00	UT	3.50	3.50	100	2013	2013	3	100	3,465																				
10	0041	BARN, MACH				0	0	48	100	4,800.00	UT	10.00	10.00	100	2013	2013	3	100	48,000																				
LAND DESCRIPTION										TOTAL OB/XF										73,811																			
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500																				
2	6200	A	PASTURE 3			0					12.86	AC		1.00	1.00	1.00	280.00	280.00	3,601																				
3	9910	M	MKT. VAL. AG			0		A-1	0.00	0.00	12.86	AC		1.00	1.00	1.00	5,500.00	5,500.00	70,730																				
REVIEW DATE	05/02/2023	BY	KS	Total Acres: 13.86			Total Land Value: 9,101			Market: 70,730			Agricultural: 3,601			Common: 5,500			PRINTED 09/19/2025 BY SYS																				

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