COMM NE COR OF SEC, W 367.67 FT
495 FT, S 1320.01 FT, E 495 FT,
POB.

PARNELL LAWANDA V
1808 NW JAKE GLN
LAKE CITY, FL 32055

2026

26-2S-16-01752-002

BUILDING CHARACTERISTICS

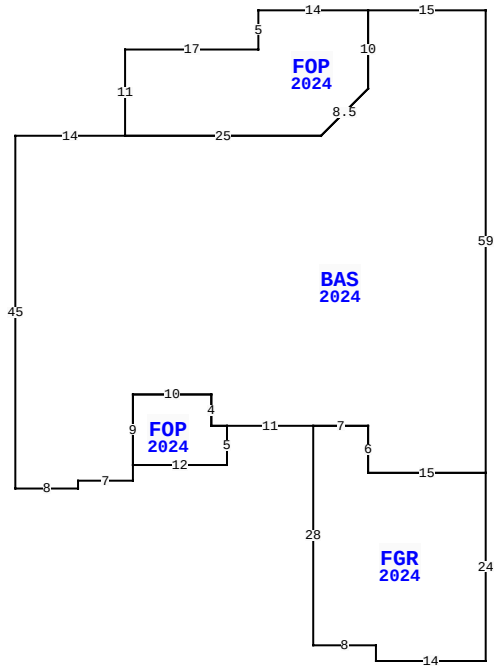
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,641	100	2024	2,641	333,133
FGR	554	55	2024	305	38,472
FOP	100	30	2024	30	3,784
FOP	393	30	2024	118	14,885
TOTALS	3,688			3,094	390,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,094	116.1090	130.04	402,344	2023	2023	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2641 HX Base Yr 2024



1808 NW JAKE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		390,274
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		402,574
SOH/AGL Deduction		0
ASSESSED VALUE		402,574
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,852
TOTAL JUST VALUE		475,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045083	New Residential C	605,000	08/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1207	1/13/2022	WD	U	V	11	100
GRANTOR: PARNELL WINFRED						
GRANTEE: PARNELL LAWANDA V						
1456/2255	1/12/2022	WD	U	V	11	0
GRANTOR: PARNELL SAMUEL						
GRANTEE: PARNELL LAWANDA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S45 E8 N1 E7 N2 N9 E10 S4 E2 E11 E7 S6 E15 N59 W15 S10 D6L6 W25 W14 $
FGR=[YR=2024;ORIG=98,47] S28 E8 S2 E14 N24 W15 N6 W7 $
FOP=[YR=2024;ORIG=74,-1] S11 E25 U6R6 N10 W14 S5 W17 $
FOP=[YR=2024;ORIG=75,43] S9 E12 N5 W2 N4 W10 $
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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	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2024	2023		100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	6200	A	PASTURE 3	0					14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	77,000							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 11/14/2023 BY HC Total Acres: 15.00 Total Land Value: 9,420 Market: 77,000 Agricultural: 3,920 Common: 5,500 PRINTED 09/19/2025 BY SYS