LOT 2 BLOCK A PINE HILLS ADDITIO
WD 1051-1221, QCD 1291-330,

GRAHAM-JENKINS ANGELA LENNOIR
761 NW PARNELL AVE
LAKE CITY, FL 32055

2026

28-2S-16-01772-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

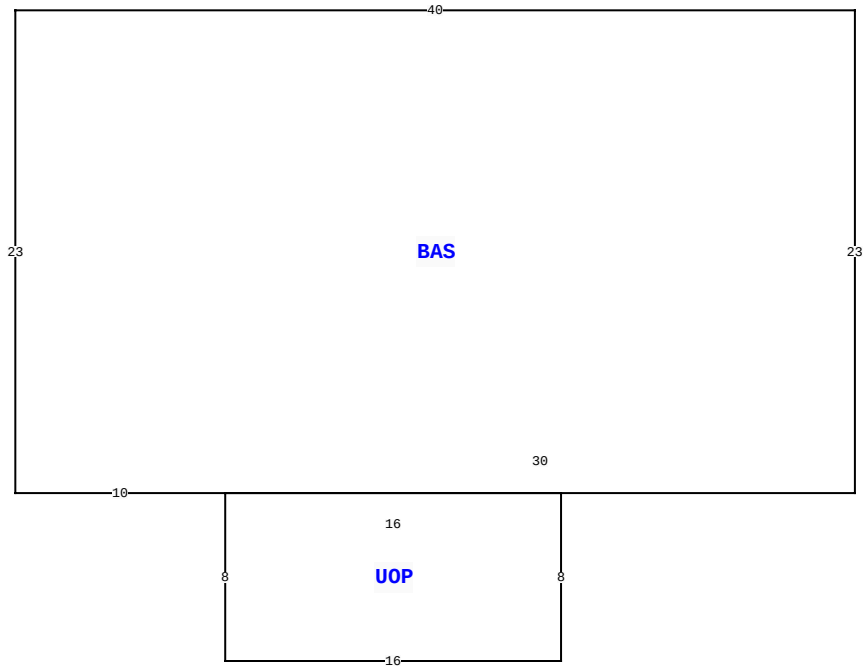
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	44,477
UOP	128	25		32	1,547
TOTALS	1,048			952	46,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	952	93.5100	87.90	83,681	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 920 HX Base Yr



1065 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,025
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	78,225
SOH/AGL Deduction	8,247
ASSESSED VALUE	69,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,978
TOTAL JUST VALUE	78,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10202	M H	125	09/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/0330	3/17/2015	QC	U	I	11	100
GRANTOR: BERNARD GRAHAM						
GRANTEE: ANGELA LENNOIR GRAH						
1051/1221	6/24/2005	WD	Q	V	01	30,000
GRANTOR: L DICKS						
GRANTEE: GRAHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E10 UOP= S8 E16 N8 W16$ E30 N23$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	16,000.00	24,000.00	24,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.74 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 10/06/2025 BY SYS