LOTS 9 & 16 BLOCK B PINE HILLS A
968-439, WD 1033-2041, WD 1108-7

TELLEZ MARTHA E
729 NW PARNELL AVE
LAKE CITY, FL 32055

2026

28-2S-16-01772-066

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

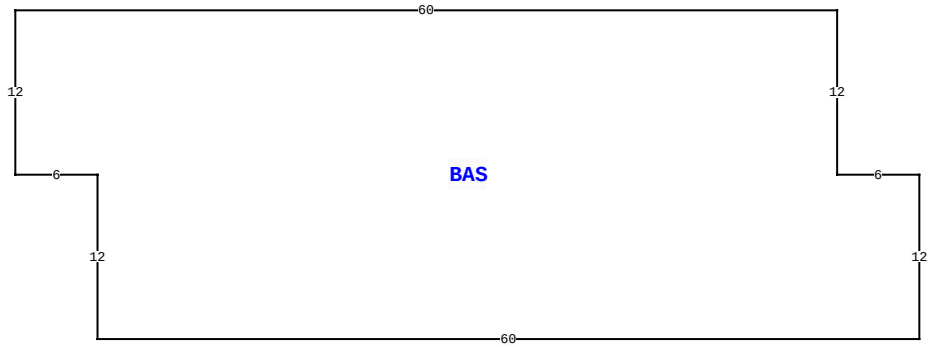
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	25,661
TOTALS	1,440			1,440	25,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,440	81.0000	44.55	64,152	1994	1994	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2022 Heated Area: 1440 HX Base Yr 2022



729 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,661
TOTAL MARKET OB/XF VALUE		18,100
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		87,511
SOH/AGL Deduction		9,381
ASSESSED VALUE		78,130
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		53,130
TOTAL JUST VALUE		87,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24940	M H	275	09/01/2006
22171	M H	311	08/10/2004
13090	M H	125	09/22/1997
11539	M H	125	08/19/1996
9778	M H	125	05/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1456/2742	12/29/2021	QC	U	I	11	100
GRANTOR: TELLEZ TOMAS						
GRANTEE: TELLEZ MARTHA E						
1397/2767	10/31/2019	WD	Q	V	01	17,500
GRANTOR: BRADLEY DICKS TRUSTEE						
GRANTEE: MARTHA E TELLEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E6 S12 E60 N12 W6 N12$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 18,100

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	2.50	12,500.00	31,250.00	31,250							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 4.14 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 09/19/2025 BY SYS