LOT 18 BLOCK B PINE HILLS ADDITI

WD 1110-2575,

HADLEY FREDDIE L/HADLEY GLADYS R
793 NW PARNELL AVE
LAKE CITY, FL 32055

2026

28-2S-16-01772-068

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

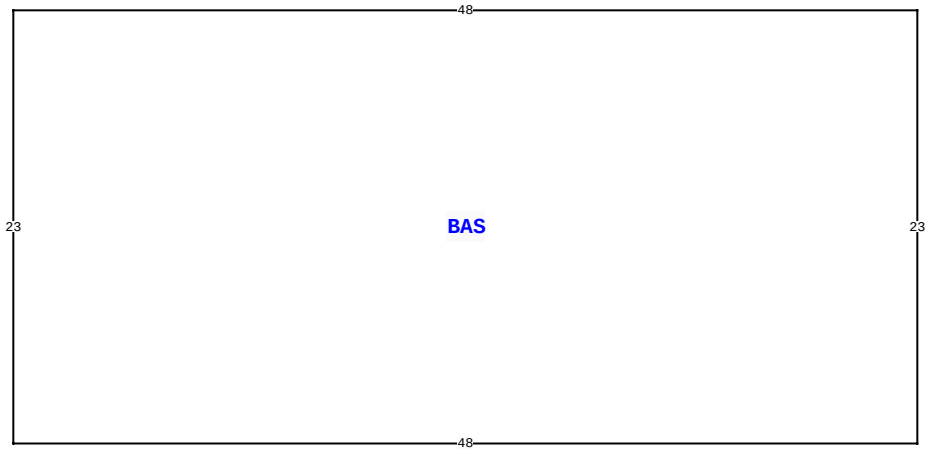
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	65,013
TOTALS	1,104			1,104	65,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,104	113.9000	107.07	118,205	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1104 HX Base Yr 2010



793 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		65,013
TOTAL MARKET OB/XF VALUE		11,032
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		92,045
SOH/AGL Deduction		49,278
ASSESSED VALUE		42,767
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,767
TOTAL JUST VALUE		92,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,045

PRMT:1:1: V. WILSON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047164	Remodel	4,500	05/09/2023
000047152	Roof Replacement	16,250	05/05/2023
11182	M H	125	05/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1110/2575	12/15/2006	WD	Q	V	03	14,500

GRANTOR: LENVIL DICKS

GRANTEE: FREDDIE & GLADYS HA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 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	0296	SHED METAL	0	100	12	28	336.00	UT	12.00	12.00	100	2008	2008	3	100	4,032	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,032

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	16,000.00	16,000.00	16,000							

REVIEW DATE 05/17/2023 BY HC Total Acres: 1.02 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/05/2025 BY SYS