LOT 19 BLOCK B PINE HILLS ADDITI

952-203, WD 1091-1853, WD 1524-2

MCCRAY ERVIN
815 NW PARNELL AVE
LAKE CITY, FL 32055

2025

28-2S-16-01772-069

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

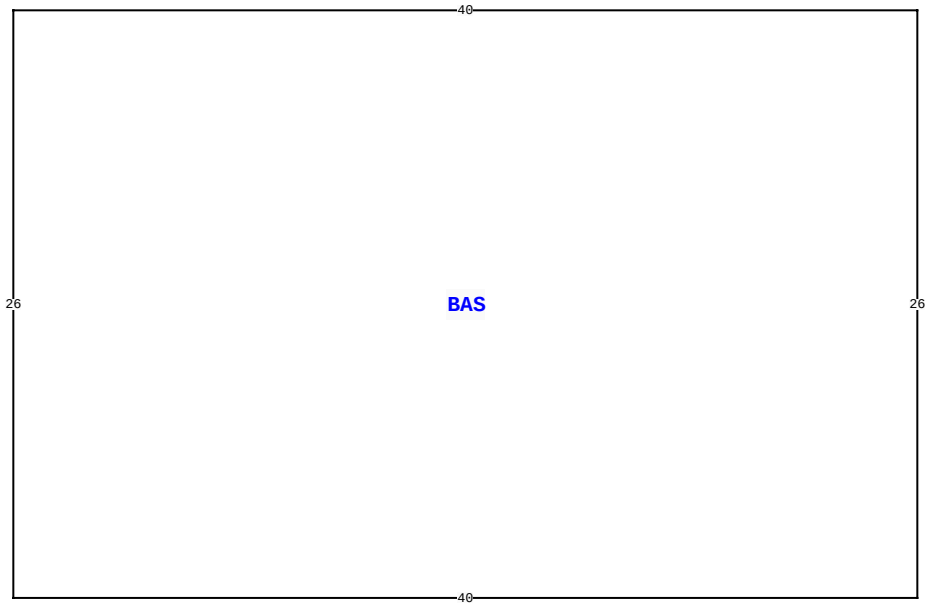
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	66,853
TOTALS	1,040			1,040	66,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	117.9000	110.83	115,263	2008	2007	0	0	0	42.00	58.00

1 MANUF 1 – 0% - 2025 Heated Area: 1040 HX Base Yr



815 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	66,853
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	90,053
SOH/AGL Deduction	0
ASSESSED VALUE	90,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,053
TOTAL JUST VALUE	90,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26286	M H	297	09/28/2007
24831	TR/TRAILER	50	08/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/2428	7/11/2023	WD	U	I	11	100
GRANTOR: THOMPSON MARTHA ANN						
GRANTEE: MCCRAY ERVIN						
1091/1853	8/01/2006	WD	Q	V	04	17,000
GRANTOR: LENVIL DICKS						
GRANTEE: MARTHA ANN THOMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	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 7,200

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	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.02 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 06/18/2025 BY SYS