

LOT 21 BLOCK B PINE HILLS ADDITI
850-2187, FJ 1098-2586, QC 1183-

ALLEN ILA JOYCE
885 NW PARNELL AVE
LAKE CITY, FL 32055

2026

28-2S-16-01772-071



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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	1,404	100		1,404	39,728
TOTALS	1,404			1,404	39,728

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	6	8	48.00	UT	12.00	12.00	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT	

REVIEW DATE 04/10/2023 BY kellen

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,404	117.9000	70.74	99,319	1996	1996	0	0	0 60.00	40.00
1 MOBILE HME 100% - 1998 Heated Area: 1404 HX Base Yr 1998											
27 52 27											
BAS											
42											
885 NW PARNELL AVE, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2025 MLU											

TOTAL OB/XF											
9,376											

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 39,728											
TOTAL MARKET OB/XF VALUE 9,376											
TOTAL LAND VALUE - MARKET 16,000											
TOTAL MARKET VALUE 65,104											
SOH/AGL Deduction 24,107											
ASSESSED VALUE 40,997											
TOTAL EXEMPTION VALUE HX HB 25,000											
BASE TAXABLE VALUE 15,997											
TOTAL JUST VALUE 65,104											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 65,104											
PRMT:1:1: JACKSON/COKE MH											
PERMIT NUM DESCRIPTION AMT ISSUED											
000044092 Roof Replacement 6,900 04/04/2022											
11186 M H 125 05/22/1996											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1183/2054 9/14/2007 QC Q Q V 01 100											
GRANTOR: RICARDO COKE											
GRANTEE: ILA JACKSON											
0850/2187 12/15/1997 WD Q Q V 10,500											
GRANTOR: L DICKS											
GRANTEE: COKE & JACKSON 1/2											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											

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