COMM NW COR OF SW1/4 OF NW1/4,
RUN E ALONG N LINE 725.11 FT
FOR POB, CONT E 603.27 FT TO

GARNER CATHIE G/ROOS WHITNEY N
1289 NW PARNELL AVE
LAKE CITY, FL 32055

2025

28-2S-16-01775-003

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

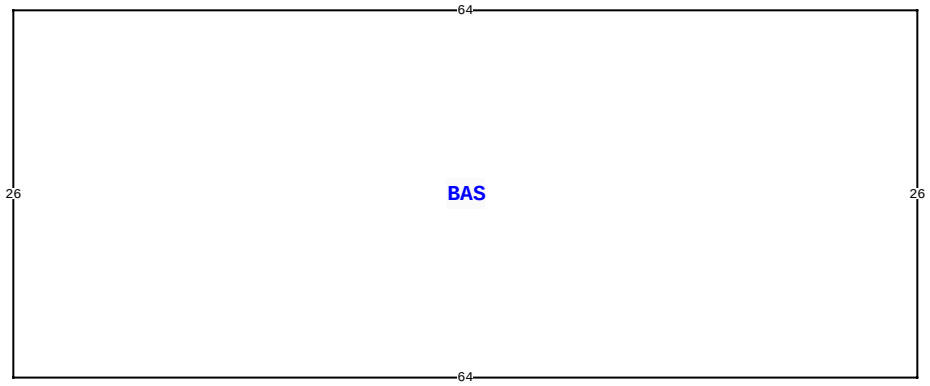
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 28216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	103,335
TOTALS	1,664			1,664	103,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,664	113.9000	107.07	178,164	2007	2007	0	0	0	42.00	58.00

2 MANUF 1 – 100% - 2009 Heated Area: 1664 HX Base Yr 2009



1289 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,335
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		30,660
TOTAL MARKET VALUE		143,095
SOH/AGL Deduction		65,262
ASSESSED VALUE		77,833
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,111
TOTAL JUST VALUE		143,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26747	M H	375	02/12/2008
14026	M H	125	05/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1144/1050	2/22/2008	QC	Q	V	03	100
GRANTOR: CATHIE G GARNER						
GRANTEE: CATHIE C GARNER & W						
1144/1048	2/20/2008	QC	Q	V	03	100
GRANTOR: JOHN M GARNER						
GRANTEE: CATHIE C GARNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S26 E64 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	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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		A-1	0.00	0.00	4.38	AC		1.00	1.00	1.00	7,000.00	7,000.00	30,660							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 4.38 Total Land Value: 30,660 Market: 0 Agricultural: 0 Common: 30,660 PRINTED 06/20/2025 BY SYS