BEG SE COR SEC, RUN W 808.33 FT, 808.33 FT, S 808.33 FT TO POB.

KIBLER IAN LEE
748 NW PARNELL AVE
LAKE CITY, FL 32055

2026

29-2S-16-01782-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

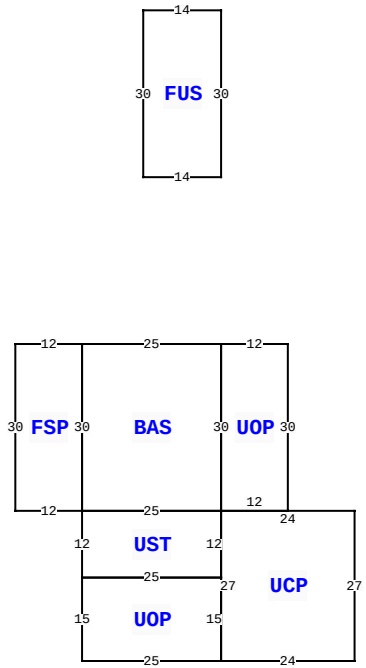
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	57,871
FSP	360	40		144	11,111
FUS	420	100		420	32,408
UCP	648	20		130	10,031
UOP	360	20		72	5,556
UOP	375	20		75	5,787
UST	300	45		135	10,417
TOTALS	3,213			1,726	133,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	105.9870	118.71	204,893	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1170 HX Base Yr 2021



748 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,180
TOTAL MARKET OB/XF VALUE		21,424
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		176,444
SOH/AGL Deduction		34,953
ASSESSED VALUE		141,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,769
TOTAL JUST VALUE		237,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1595	9/10/2018	WD	Q	I	01	155,000
GRANTOR: GERALD R PARNELL						
GRANTEE: IAN LEE KIBLER						
1232/0978	4/02/2012	QC	U	I	11	100
GRANTOR: VIRGINIA V & GERALD R						
GRANTEE: GERALD R PARNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W12 S30 E12 N30$ S30 UST= S12 UOP= S15 E25 N15 W25$ E25 N12 W25$ E25 UCP= S27 E24 N27 W24$ UOP= E12 N30 W12 S30$ N30$ PTR=N30 FUS= N30 W14 S30 E14$ S30$.

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	0261	PRCH, UOP	0	100	0	0	2.00	UT	150.00	150.00	100	0	0	3	100	300	
2	0251	LEAN TO W/	0	100	26	32	832.00	UT	1.50	1.50	100	1993	1993	3	100	1,248	
3	0251	LEAN TO W/	0	100	12	22	384.00	UT	1.50	1.50	100	1993	1993	3	100	576	
4	0020	BARN,FR	0	100	30	70	2,100.00	UT	9.00	9.00	100	1993	1993	3	100	18,900	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 21,424

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	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	5500	A	TIMBER 2	100					12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
3	9910	M	MKT.VAL.AG	100					12.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	66,000							

REVIEW DATE 12/28/2022 BY JD Total Acres: 15.00 Total Land Value: 21,840 Market: 66,000 Agricultural: 5,340 Common: 16,500 PRINTED 11/18/2025 BY SYS