SW1/4 OF SW1/4 OF NW1/4.

379-351.

PARNELL WALTER A III/PARNELL WANDA M
1047 SW CHIVES TER
LAKE CITY, FL 32024

2026

31-5S-17-09466-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

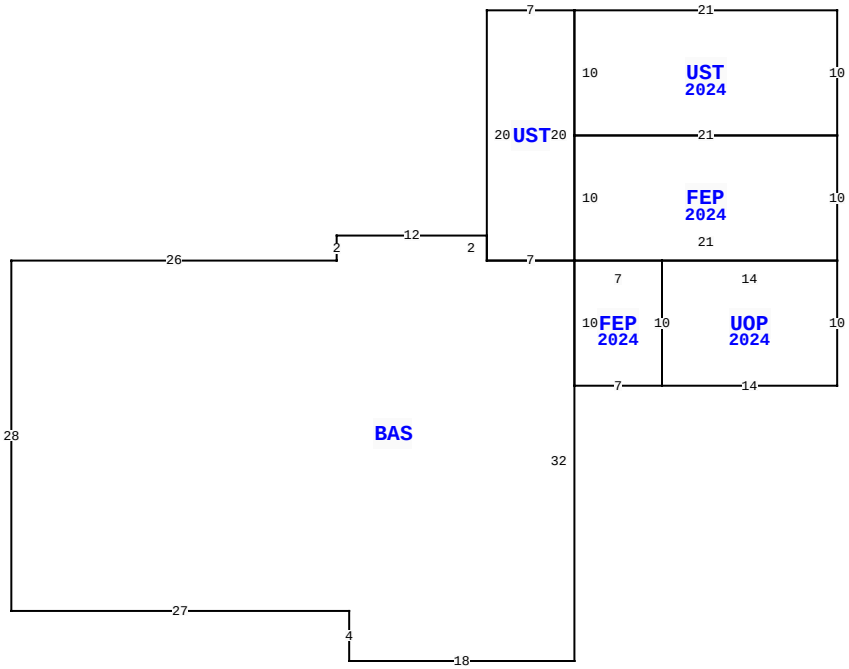
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	31517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100		1,356	99,158
FEP	70	80	2024	56	4,095
FEP	210	80	2024	168	12,285
UOP	140	20	2024	28	2,048
UST	140	45		63	4,607
UST	210	45	2024	94	6,874
TOTALS	2,126			1,765	129,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	100.4500	112.50	198,562	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1356 HX Base Yr



1047 SW CHIVES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,065
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		143,385
SOH/AGL Deduction		73,218
ASSESSED VALUE		70,167
TOTAL EXEMPTION VALUE	HX HB	45,167
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		226,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0379/0351	6/01/1977	03	Q	I		18,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S2 W26 S28 E27 S4 E18 N32 W7 N2 $
UST=[ORIG=7,2] N20 W7 S20 E7 $
UST=[YR=2024;ORIG=28,-18] W21 S10 E21 N10 $
FEP=[YR=2024;ORIG=28,-8] W21 S10 E21 N10 $
FEP=[YR=2024;ORIG=14,2] W7 S10 E7 N10 $
UOP=[YR=2024;ORIG=28,2] W14 S10 E14 N10 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	100	32	34	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 12/20/2024 BY JB Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/19/2025 BY SYS