COMM NE COR OF SE1/4 OF NE1/4, R
W R/W LINE PARNELL RD FOR POB, S
662.63 FT, N 628.30 FT, E 668.22

WILLIAMS TIMOTHY
160 NW PARNELL AVE
LAKE CITY, FL 32055

2026

32-2S-16-01813-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

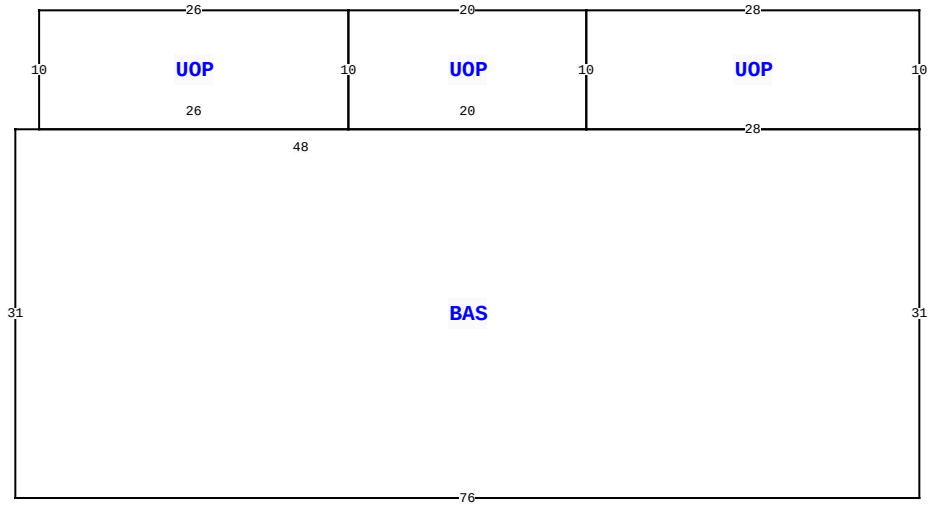
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	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	32216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	141,177
UOP	200	25		50	2,996
UOP	260	25		65	3,895
UOP	280	25		70	4,195
TOTALS	3,096			2,541	152,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,541	115.9000	108.95	276,842	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 2356 HX Base Yr 2021



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

160 NW PARNELL AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,263
TOTAL MARKET OB/XF VALUE		19,000
TOTAL LAND VALUE - MARKET		87,525
TOTAL MARKET VALUE		258,788
SOH/AGL Deduction		90,488
ASSESSED VALUE		168,300
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,578
TOTAL JUST VALUE		258,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,788

PRMT:2:1: CLAY RICHARDS

PRMT:1:1: SCOTT MCLOUD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15718	M H	125	06/29/1999
15681	M H	125	06/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/1294	6/30/2020	WD	U	I	11	0
GRANTOR: LUCINDA MACLEOD						
GRANTEE: TIMOTHY WILLIAMS						
1413/2176	6/19/2020	WD	Q	I	01	157,000
GRANTOR: LUCINDA MACLEOD						
GRANTEE: TIMOTHY WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N10 W20 UOP= W26 S10 E26 N10$ S10 E20$ W48 S31 E76 N31$ UOP= N10 W28 S10 E28$.

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	2002	2002	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 19,000

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			0.00	0.00	9.45	AC		1.00	1.00	1.00	4,500.00	4,500.00	42,525							
2	0000	C	VAC RES	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	45,000							

REVIEW DATE 01/03/2023 BY JD Total Acres: 19.45 Total Land Value: 87,525 Market: 0 Agricultural: 0 Common: 87,525 PRINTED 11/18/2025 BY SYS