COMM NW COR, S 430.07 FT FOR POB
FT, E 689.30 FT, N 316.64 FT, W
EX RD R/W.

LEWIS AARON
P O BOX 2401
LAKE CITY, FL 32056-2401

2026

33-2S-16-01817-003

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

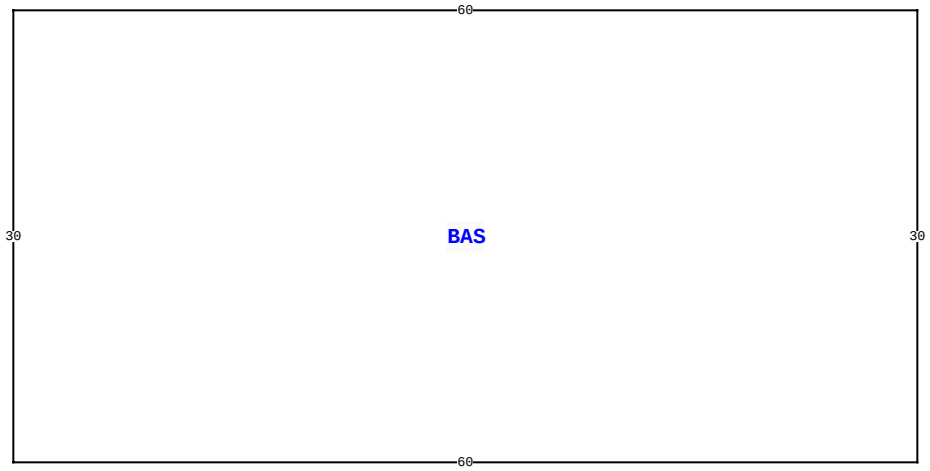
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 33216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	146,472
TOTALS	1,800			1,800	146,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	107.07	192,726	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2016 Heated Area: 1800 HX Base Yr 2016



453 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		146,472
TOTAL MARKET OB/XF VALUE		10,700
TOTAL LAND VALUE - MARKET		35,070
TOTAL MARKET VALUE		192,242
SOH/AGL Deduction		103,210
ASSESSED VALUE		89,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,310
TOTAL JUST VALUE		192,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0626	4/22/2015	QC	U	V	11	100

GRANTOR: JEROME & MABLE CARTER
GRANTEE: AARON & VERDIE LEWI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0000	C	VAC RES	100		00	0.00	0.00	4.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,070							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 04/05/2018 BY KR Total Acres: 5.01 Total Land Value: 35,070 Market: 0 Agricultural: 0 Common: 35,070 PRINTED 11/21/2025 BY SYS