

LOT 12 PARNELL HILLS UNIT 1.  
376-694, 473-699, 756-2277, 837-

ELLINGTON MATTHEW JACKSON  
273 NW HONEYSUCKLE WAY  
LAKE CITY, FL 32055

**2026**

10-3S-16-02055-012  
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| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |        |
|--------------------------|------------------|--------------|--------|
| ELEMENT                  | CD               |              |        |
| 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            | 02               | WINDOW       | 100    |
| Heating Type             | 02               | CONVECTION   | 100    |
| Bedrooms                 |                  | 3            | 100    |
| Bathrooms                |                  | 2            | 100    |
| Stories                  | 1.               | 1.           | 100    |
| Architectual             | 01               | CONV         | 100    |
| Units                    |                  | 0            | 100    |
| Condition Adj            | 01               | 01           | 100    |
| Kitchen Adjus            | 01               | 01           | 100    |
| Quality                  | 01               | 01           |        |
| DOR CODE                 | 0200 MOBILE HOME |              |        |
| MAP NUM                  |                  | MKT AREA     | 03     |
| NEIGHBORHOOD/LOC         | 10316.010 1.00/  |              |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR   |
| BAS                      | 1,216            | 100          |        |
| TOTALS                   | 1,216            |              | 13,906 |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |    |       |        |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |  |
| 0800   | 02  | 1,216     | 63.5400     | 38.12          | 46,354         | 1996 | 1996 | 0    | 0    | 10 | 60.00 | 30.00  |  |
| 1 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr |     |           |             |                |                |      |      |      |      |    |       |        |  |
|  |     |           |             |                |                |      |      |      |      |    |       |        |  |
| 273 NW HONEYSUCKLE WAY, LAKE CITY                |     |           |             |                |                |      |      |      |      |    |       |        |  |

| COLUMBIA COUNTY PROPERTY        |             |     |            | PAGE 1 of 1 | 3 |
|---------------------------------|-------------|-----|------------|-------------|---|
| VALUATION SUMMARY               |             |     |            |             |   |
| VALUATION BY                    |             |     |            | STANDARD    |   |
| Tax Group: 3                    |             |     |            | Tax Dist:   |   |
| BUILDING MARKET VALUE           |             |     |            | 13,906      |   |
| TOTAL MARKET OB/XF VALUE        |             |     |            | 7,000       |   |
| TOTAL LAND VALUE - MARKET       |             |     |            | 21,150      |   |
| TOTAL MARKET VALUE              |             |     |            | 42,056      |   |
| SOH/AGL Deduction               |             |     |            | 0           |   |
| ASSESSED VALUE                  |             |     |            | 42,056      |   |
| TOTAL EXEMPTION VALUE           |             |     |            | 0           |   |
| BASE TAXABLE VALUE              |             |     |            | 42,056      |   |
| TOTAL JUST VALUE                |             |     |            | 42,056      |   |
| NCON VALUE                      |             |     |            | 0           |   |
| INCOME VALUE                    |             |     |            | 0           |   |
| PREVIOUS YEAR MKT VALUE         |             |     |            | 90,499      |   |
| SALE:2:1: LOT 12, PARNELL HILLS |             |     |            |             |   |
| SALE:1:1: LOT 12                |             |     |            |             |   |
| PERMIT NUM                      | DESCRIPTION | AMT | ISSUED     |             |   |
| 12661                           | M H         | 125 | 06/13/1997 |             |   |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1149/2453                      | 4/15/2008 | PR        | Q     | I     | 01     | 100        |
| GRANTOR: ADAM ELLINGTON (PR FO |           |           |       |       |        |            |
| GRANTEE: MATTHEW JACKSON ELL   |           |           |       |       |        |            |
| 0837/0218                      | 3/27/1997 | WD        | Q     | V     |        | 10,500     |
| GRANTOR: ADRIAN                |           |           |       |       |        |            |
| GRANTEE: ELLINGTON             |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | 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              | 9945       | Well/Sept   | 0       | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |
|-------------------------|--|--|--|
| BAS= W76 S16 E76 N16\$. |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH 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               | 0   |     | RSF/M    | 08.00 | 163.00 | 1.41        | AC        |     | 1.00     | 1.00   | 1.00        | 15,000.00  | 15,000.00      | 21,150     |                             |      |         |      |     |    |        |