

LOT 13 PARNELL HILLS S/D UNIT 1.  
435-633, 978-1987, 993-2610, AG

DUMAS SANDY KAY  
206 SW CALVARY PL  
LAKE CITY, FL 32025

**2026**

10-3S-16-02055-014  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
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	10316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
UOP	240	25	
TOTALS	1,584		1,404 85,583

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,404	117.9000	110.83	155,605	1997	1997	0	0	45.00	55.00		
2 MANUF		1	0% - 0	Heated Area: 1344				HX Base Yr					
<div style="border: 1px solid black; padding: 10px; margin: 10px;"> <p style="text-align: center; color: blue; font-weight: bold;">BAS</p> <p style="text-align: center; color: blue; font-weight: bold;">UOP</p> </div>													
<div style="border: 1px solid black; padding: 10px; margin: 10px;"> <p style="text-align: center;">BLD DATE</p> <p style="text-align: center;">XF DATE</p> <p style="text-align: center;">INC DATE</p> </div>													
<div style="border: 1px solid black; padding: 10px; margin: 10px;"> <p style="text-align: center;">LGL DATE</p> <p style="text-align: center;">LAND DATE</p> <p style="text-align: center;">AG DATE</p> </div>													
219 NW HONEYSUCKLE WAY, LAKE CITY													
05/07/2026 MLU													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				85,583		
TOTAL MARKET OB/XF VALUE				8,350		
TOTAL LAND VALUE - MARKET				16,960		
TOTAL MARKET VALUE				110,893		
SOH/AGL Deduction				33,536		
ASSESSED VALUE				77,357		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				77,357		
TOTAL JUST VALUE				110,893		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				106,653		
BLDG:1:1: HX HERE						
LAND:1:1: LOTS 13 & 14 PARNELL HILLS S/D, UNIT 1						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2698	9/05/2024	PR	U	I	19	0
GRANTOR: DUMAS SANDY KAY AS PR						
GRANTEE: DUMAS SANDY KAY						
1522/1251	8/29/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST F						
GRANTEE: DUMAS SANDY KAY						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS= W56 S24 E16 UOP= S12 E20 N12 W20\$ E40 N24\$.						

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
2	0060	CARPORT F	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
<b>TOTAL OB/XF 8,350</b>																	

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/MH	0.00	0.00	1.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,960							