LOT 22 PARNELL HILLS S/D UNIT 1.
IN WD 1512-842.

HUGHES EARL WAYNE/HUGHES CHRISTINE A
890 NW PILLSBURY DR
LAKE CITY, FL 32055

2027

10-3S-16-02055-022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

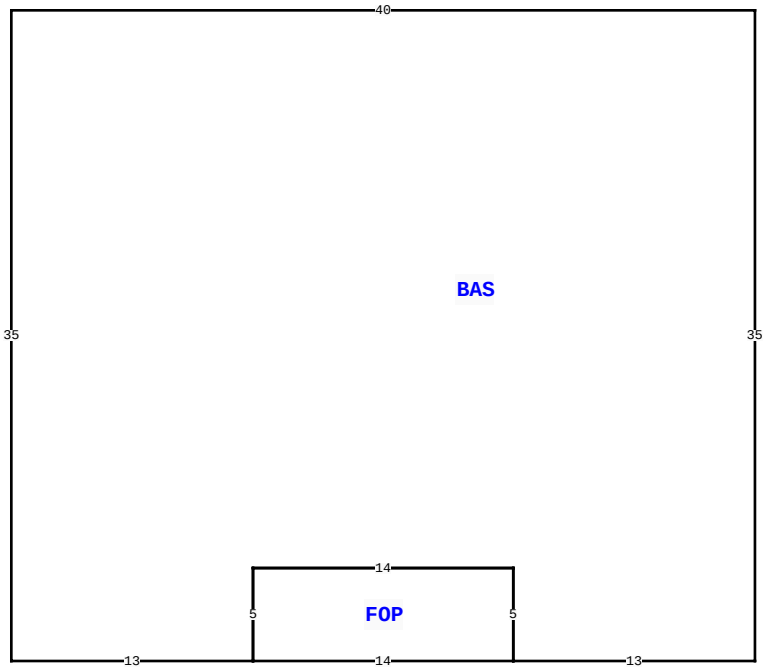
NEIGHBORHOOD/LOC 10316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100		1,330	164,954
FOP	70	30		21	2,604
TOTALS	1,400			1,351	167,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	137.5000	151.25	204,339	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2022 Heated Area: 1330 HX Base Yr 2022



890 NW PILLSBURY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
2	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		167,558
TOTAL MARKET OB/XF VALUE		15,800
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		199,358
SOH/AGL Deduction		26,407
ASSESSED VALUE		172,951
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		116,540
TOTAL JUST VALUE		199,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054972	Remodel	6,491	02/09/2026
000049343	Roof Replacement	13,700	03/04/2024
26103	SFR	434	08/07/2007
9468	M H	125	03/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1547/789	8/14/2025	LE	U	I	14	0
GRANTOR: HUGHES EARL WAYNE						
GRANTEE: HUGHES EARL WAYNE &						
1413/1625	6/15/2020	WD	Q	I	01	150,000
GRANTOR: NW PILLSBURY DR LAND						
GRANTEE: EARL WAYNE & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S35 E13 FOP= E14 N5 W14 S5$ N5 E14 S5 E13 N35$.

LAND DESCRIPTION

TOTAL OB/XF 15,800

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		RSF/MH	69.00	163.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 03/25/2024 BY jerry Total Acres: 1.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS