LOT 2 BLK A PARNELL HILLS S/D UN
720-678, 745-744, 944-2064, QC 1

JOHNSON JASON W
144 NW PILLSBURY DR
LAKE CITY, FL 32055

2027

10-3S-16-02058-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		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

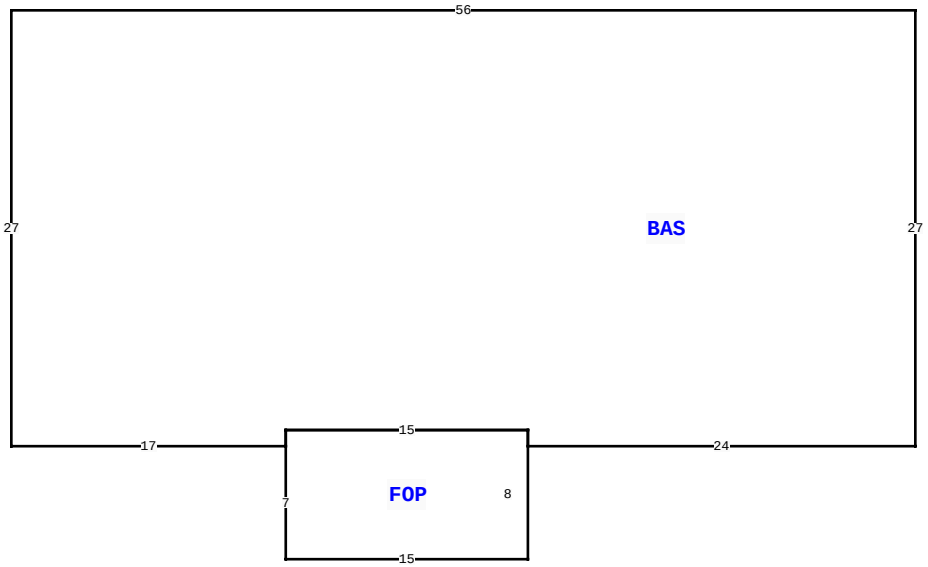
NEIGHBORHOOD/LOC 10316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100		1,497	42,359
FOP	120	35		42	1,188
TOTALS	1,617			1,539	43,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,539	117.9000	70.74	108,869	1989	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1497 HX Base Yr 2026



144 NW PILLSBURY DR, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	540	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
6	0081	DECKING WI	0	100	6	8	48.00	UT	12.00	12.00	100	2008	2008	3	100	576	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,548
TOTAL MARKET OB/XF VALUE		10,016
TOTAL LAND VALUE - MARKET		19,650
TOTAL MARKET VALUE		73,214
SOH/AGL Deduction		29,859
ASSESSED VALUE		43,355
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,355
TOTAL JUST VALUE		73,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2071	7/01/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (FIPPS						
GRANTEE: JOHNSON JASON W						
1543/2424	5/29/2025	WD	U	I	11	100
GRANTOR: JOHNSON JOHNNY W						
GRANTEE: JOHNSON JASON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E17 FOP= S7 E15N8 W15 S1$ N1 E15 S1 E24 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,016

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		RSF/MH	81.00	200.00	1.31	AC		1.00	1.00	1.00	15,000.00	15,000.00	19,650							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.31 Total Land Value: 19,650 Market: 0 Agricultural: 0 Common: 19,650 PRINTED 11/16/2026 BY SYS