

LOT 4 BLOCK A PARNELL HILLS UNIT
466-489, 473-695, 964-1013, 974-

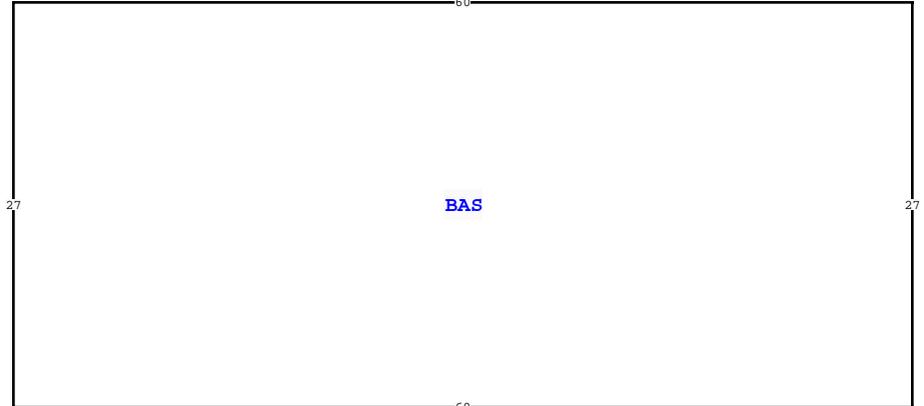
LOPEZ OSVALDO
5293 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

10-3S-16-02058-004
10-3S-16-02058-004

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 Floor	13	LAM/VNLPLK	100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	1,620	115.0000	110.40	178,848	2005	2015		0	0	21.00	79.00
1 MANUF 1			100% - 2024	Heated Area: 1620			HX Base Yr 2024					



Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	10316.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	SUBAREA MARKET VALUE
BAS	1,620	141,290
TOTALS	1,620	141,290

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,290
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			19,680
TOTAL MARKET VALUE			168,970
SOH/AGL Deduction			108,464
ASSESSED VALUE			60,506
TOTAL EXEMPTION VALUE	HX HB VX 13		60,506
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			168,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047730	Roof Replacement	9,000	07/24/2023
22906	M H	0	03/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1491	5/24/2023	WD	Q	I	01	184,900
GRANTOR: BARAK N, LLC						
GRANTEE: LOPEZ OSVALDO						
1478/786	10/26/2022	WD	Q	I	01	82,000
GRANTOR: MUNZEL JOHN J						
GRANTEE: BARAK N, LLC						

EXTRA FEATURES		5293 NW LAKE JEFFERY RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0081	DECKING WI	1,000.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27\$.	

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	DPHT 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/MR	04.00	244.00	1.23	AC		1.00	1.00	1.00	16,000.00	16,000.00	19,680							