LOT 8 BLOCK A PARNELL HILLS UNIT
747-295, JTWRS 883-1587, 944-279

BARFUSS JUANITA
322 NW GENELL LP
LAKE CITY, FL 32055

2026

10-3S-16-02058-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

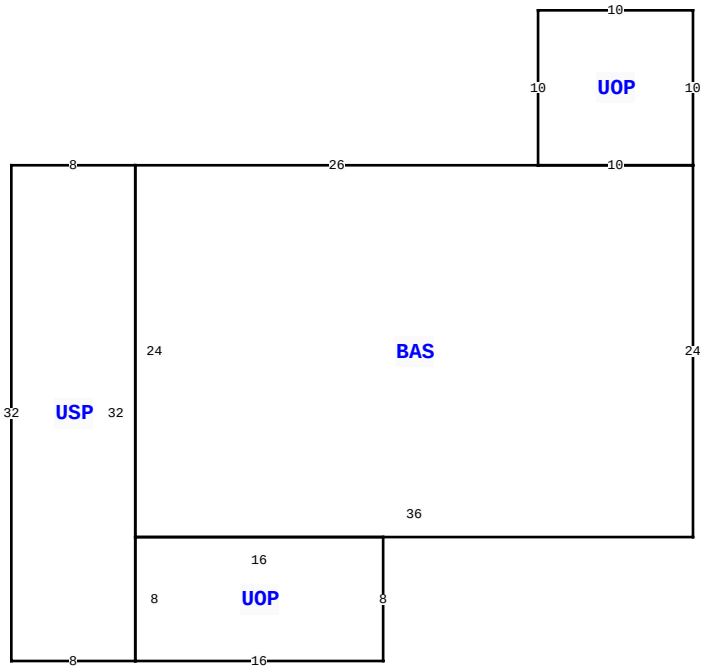
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	864	100		864	26,294
UOP	100	25		25	761
UOP	128	25		32	974
USP	256	35		90	2,739
TOTALS	1,348			1,011	30,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,011	107.9100	64.75	65,462	1985	2005	0	0	0	53.00	47.00

1 MOBILE HME 0% - 2022 Heated Area: 864 HX Base Yr



322 NW GENELL LOOP, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,767
TOTAL MARKET OB/XF VALUE	8,150
TOTAL LAND VALUE - MARKET	18,720
TOTAL MARKET VALUE	57,637
SOH/AGL Deduction	696
ASSESSED VALUE	56,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,941
TOTAL JUST VALUE	57,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0992/0046	8/18/2003	QC	Q	I	06	100
GRANTOR: MARDEN & JUANITA BARF						
GRANTEE: JUANITA BARFUSS						
0977/0886	3/14/2003	QC	Q	I	01	100
GRANTOR: ELIZABETH C ALLUM						
GRANTEE: MARDEN & JUANITA BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 USP= W8 S32 E8 N32$ S24 UOP= S8 E16 N8 W16 $ E36 N24
UOP= N10 W10 S10 E10$ W10$.

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	0	0	0	2.00	UT	175.00	175.00	100	0	0	3	100	350	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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	0		RSF/MH	101.00	226.00	1.17	AC		1.00	1.00	1.00	16,000.00	16,000.00	18,720							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.17 Total Land Value: 18,720 Market: 0 Agricultural: 0 Common: 18,720 PRINTED 06/08/2026 BY SYS