LOT 6 BLOCK C PARNELL HILLS S/D

876-1851,

WALLACE CHARLES M
198 NW TIMBER WAY
LAKE CITY, FL 32055

**2027**

**10-3S-16-02058-019**

## BUILDING CHARACTERISTICS

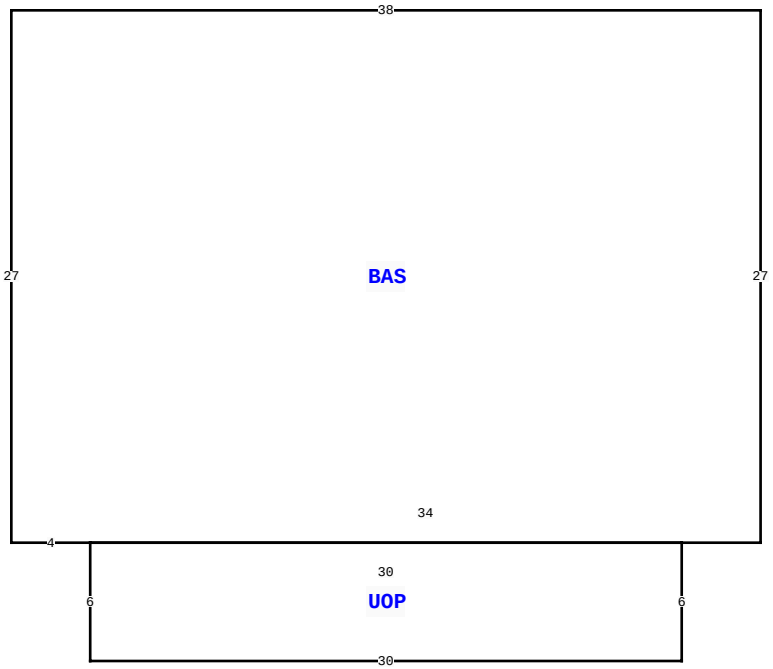
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,026 | 100 | | 1,026 | 60,301 |
| UOP | 180 | 25 | | 45 | 2,645 |
| TOTALS | 1,206 | | | 1,071 | 62,946 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,071 | 114.9000 | 106.86 | 114,447 | 1995 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2000 Heated Area: 1026 HX Base Yr 2000




198 NW TIMBER WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 62,946 |
| TOTAL MARKET OB/XF VALUE | | 13,530 |
| TOTAL LAND VALUE - MARKET | | 22,950 |
| TOTAL MARKET VALUE | | 99,426 |
| SOH/AGL Deduction | | 53,378 |
| ASSESSED VALUE | | 46,048 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 21,048 |
| TOTAL JUST VALUE | | 99,426 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 100,103 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15381 | M H | 125 | 04/13/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0876/1851 | 3/11/1999 | WD | Q | V | 01 | 100 |

GRANTOR: H WALLACE

GRANTEE: C WALLACE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 S27 E4 UOP= S6 E30 N6 W30$ E34 N27$.

## 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 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 900 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 300 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 14 | 6 | 84.00 | UT | 20.00 | 20.00 | 100 | 2008 | 2008 | 3 | 100 | 1,680 | |
| 7 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 500 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 9 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 50 | |
| 10 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,230

| 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 | | | 0.00 | 0.00 | 1.53 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 22,950 | | | | | | | |

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.53 Total Land Value: 22,950 Market: 0 Agricultural: 0 Common: 22,950 PRINTED 11/17/2026 BY SYS

LOT 6 BLOCK C PARNELL HILLS S/D
876-1851,

WALLACE CHARLES M
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**2027**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 10316.010 1.00/ | | |

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|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

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| | | | | | | | | | | | | |

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| BLD DATE | | LGL DATE | 05/08/2026 MLU |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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|---|---|---|---|---|---|---|
| 0876/1851 | 3/11/1999 | WD | Q | V | 01 | 100 |

GRANTOR: H WALLACE

GRANTEE: C WALLACE

### BUILDING NOTES

### BUILDING DIMENSIONS

## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |

TOTAL OB/XF 300

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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