

LOT 3 BLOCK E PARNELL HILLS UNIT
NORTHERNLY COR OF LOT 3, S 66 DE
OF PILLSBURY DR 20 FT, S 69 DEG

STRICKLAND LORA/STRICKLAND CHARLES
602 NW PILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02058-032

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	06	VINYL ASB 20	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
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
BAS	916	100	
FOP	72	30	
TOTALS	988		938
EXTRA FEATURES		602 NW PILLSBURY DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 100
2	0070	CARPORT UF	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0			Heated Area: 916					HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			75,987
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			16,960
TOTAL MARKET VALUE			94,947
SOH/AGL Deduction			41,678
ASSESSED VALUE			53,269
TOTAL EXEMPTION VALUE	HX HB DX		33,269
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			94,947
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,707
SALE:2:1: LOT 3 BLK E, PARNELL HILLS UNIT 2			
SALE:1:1: 4.55 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/2366	5/07/2008	QC	Q	I	01	100
GRANTOR: LORA MAULDIN & LUSTIN						
GRANTEE: LORA STRICKLAND & CH						
1103/1299	11/08/2006	WD	Q	I	01	100
GRANTOR: LORA MAULDIN						
GRANTEE: LORA STRICKLAND (MAU						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W38 S26 E10 FOP= E18 N4 W18 S4\$ N4 E18 S4 E10 N26\$.	

L N	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	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

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	DPH 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/MA	45.00	200.00	1.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,960							