LOT 8 BLOCK F PARNELL HILLS UNIT
754-982, 763-1754, WD 1104-2107,

DEUCES WILD HOLDINGS LLC
425 NW PHILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02058-041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

445 NW PILLSBURY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	16,160
TOTAL MARKET VALUE	26,960
SOH/AGL Deduction	0
ASSESSED VALUE	26,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,960
TOTAL JUST VALUE	26,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,569

XFOB:1:1: FAIRMORE ID#SNCGA24X48793834A&B ON DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055561	Mobile Home		04/27/2026
000055205	Right-of-Way Acce		03/10/2026
8830	M H	125	09/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1791	1/24/2022	TD	U	I	18	40,100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUCES WILD HOLDING						
1142/0186	1/21/2008	WD	Q	I	03	89,900
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: DIANA K RUBINO & JO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0700	C	MISC RES	0		RSF/MH	150.00	292.00	1.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,160							

REVIEW DATE 02/26/2026 BY CM Total Acres: 1.01 Total Land Value: 16,160 Market: 0 Agricultural: 0 Common: 16,160 PRINTED 06/22/2026 BY SYS