LOT 5 BLOCK G PARNELL HILLS UNIT
554-417, QC 1230-965, QC 1234-44

CABALLERO NOEL
856 NE COLVIN AVE
LAKE CITY, FL 32055

2027

10-3S-16-02058-048

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

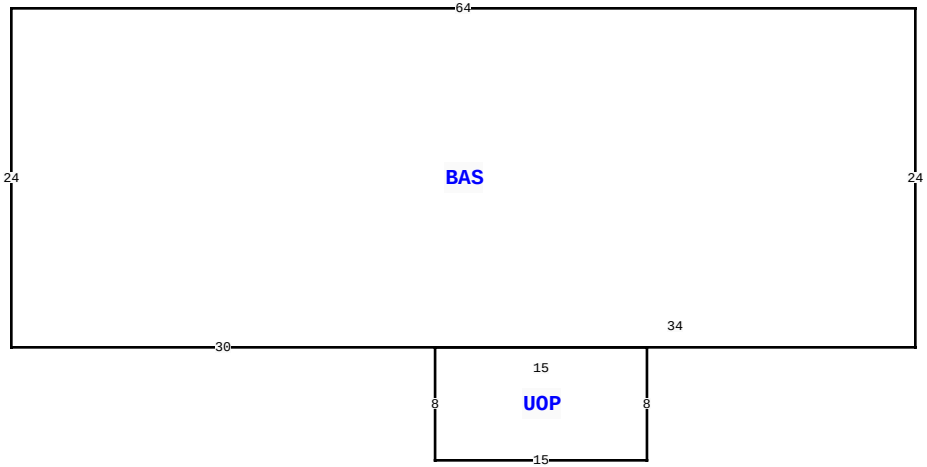
NEIGHBORHOOD/LOC 10316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	77,586
UOP	120	25		30	1,515
TOTALS	1,656			1,566	79,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,566	114.8000	91.84	143,821	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1536 HX Base Yr



279 NW TIMBER WAY, LAKE CITY

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

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	40	2008	2008	3	40	360	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,102
TOTAL MARKET OB/XF VALUE	11,910
TOTAL LAND VALUE - MARKET	19,360
TOTAL MARKET VALUE	110,372
SOH/AGL Deduction	0
ASSESSED VALUE	110,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,372
TOTAL JUST VALUE	110,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2431	5/15/2025	WD	U	I	12	70,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CABALLERO NOEL						
1535/1295	7/23/2024	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S24 E30 UOP= S8 E15 N8 W15$ E34 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,910

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	175.00	175.00	1.21	AC		1.00	1.00	1.00	16,000.00	16,000.00	19,360							

REVIEW DATE 09/04/2025 BY TP Total Acres: 1.21 Total Land Value: 19,360 Market: 0 Agricultural: 0 Common: 19,360 PRINTED 11/17/2026 BY SYS