ALL OF THE FOLLOWING LYING IN SE
OF NE1/4 OF NE1/4 OF SEC 26, N 1
525.67 FT, E 178.04 FT, S 525.49

PARNELL CAROLYN
1890 NW JAKE GLN
LAKE CITY, FL 32055

2027

23-2S-16-01729-000

BUILDING CHARACTERISTICS

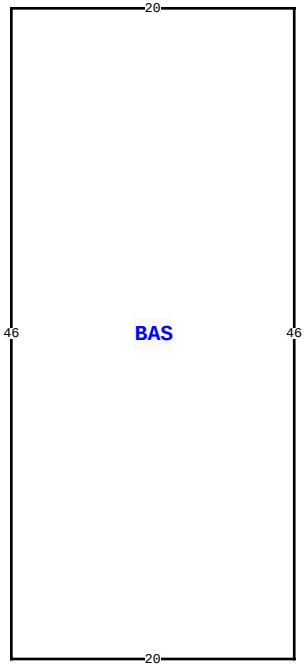
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0700	MISC IMPROVED
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	23216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	24,220
TOTALS	920			920	24,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	920	92.4000	34.19	31,455	2005	2005	0	0	0	23.00	77.00

1 C B MISC 0% - 0 Heated Area: 920 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,220
TOTAL MARKET OB/XF VALUE	3,945
TOTAL LAND VALUE - MARKET	21,600
TOTAL MARKET VALUE	49,765
SOH/AGL Deduction	14,925
ASSESSED VALUE	34,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,840
TOTAL JUST VALUE	49,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/855	1/31/2026	WD	U	I	11	100
GRANTOR: PARNELL SAMUEL						
GRANTEE: PARNELL CAROLYN						
1311/1970	3/22/2016	QC	U	I	11	0
GRANTOR: DONAL PARNELL (SURV S						
GRANTEE: SAMUEL PARNELL ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S46 E20 N46$.

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	0	12	20	240.00	UT	4.50	4.50	100	2008	2008	3	100	1,080	
2	0296	SHED METAL	0	0	12	16	192.00	UT	11.00	11.00	100	2008	2008	3	100	2,112	
3	0166	CONC,PAVMT	0	0	0	0	301.00	UT	2.50	2.50	100	2008	2008	3	100	753	

LAND DESCRIPTION

TOTAL OB/XF 3,945

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		00	0.00	0.00	2.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,600							

REVIEW DATE 05/01/2023 BY JB Total Acres: 2.16 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/17/2026 BY SYS