

COMM SE COR OF SEC, W 708.42 FT
200 FT, N 2 DEG W 264 FT, E 200
264 FT TO POB.

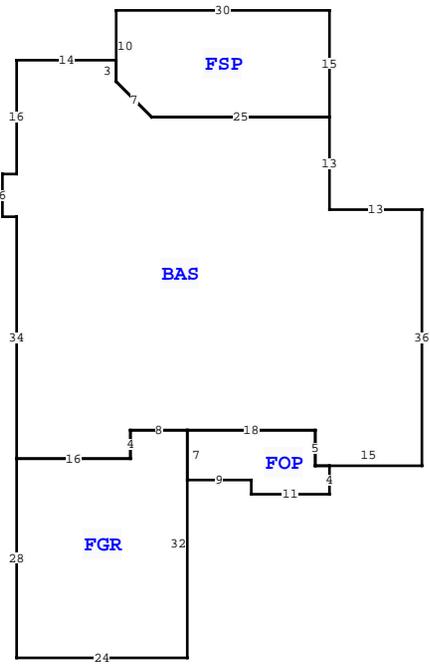
PARNELL KEVIN ADARRYL
1857 NW JAKE GLN
LAKE CITY, FL 32055

2026

23-2S-16-01729-003

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	15 HARDTILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
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	2,615	100		2,615	341,012
FGR	704	55		387	50,468
FOP	152	30		46	5,999
FSP	438	40		175	22,821
TOTALS	3,909			3,223	420,299

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	3,223	121.6950	138.73	447,127	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM			100% - 2021	Heated Area: 2615			HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			420,299
TOTAL MARKET OB/XF VALUE			10,364
TOTAL LAND VALUE - MARKET			14,520
TOTAL MARKET VALUE			445,183
SOH/AGL Deduction			99,070
ASSESSED VALUE			346,113
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			294,702
TOTAL JUST VALUE			445,183
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			438,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050063	Electrical Servic	0	06/06/2024
39210	SFR	0	01/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/1883	12/12/2019	WD	U	V	11	100
GRANTOR: CAROLYN PARNELL & ETA						
GRANTEE: KEVIN ADARRYL PARNE						
1397/0474	10/24/2019	QC	U	V	11	0
GRANTOR: SAMUEL, LARRY & VICTO						
GRANTEE: KEVIN ADARRYL PARNE						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	2,206.00	UT	2.25	2.25	100	2020	2020	3	100	4,964	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF													10,364				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/07/2026	MLU										

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 N13 W25 U5L5 N3 W14 S16 W2 S6 E2 S34 E16 N4 E8 E18 S5 E15 N36 \$	
FGR=[ORIG=-57,35] S28 E24 N32 W8 S4 W16 \$	
FSP=[ORIG=-13,-13] N15 W30 S10 D5R5 E25 \$	
FOP=[ORIG=-33,31] S7 E9 S2 E11 N4 W2 N5 W18 \$	

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		A-1	0.00	0.00	1.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,520							