BEG 1114.54 FT N OF SE COR OF SE
RUN W 267 FT, N 210 FT, E 267 FT
TO POB.

PARNELL SAMUEL E/PARNELL MARGESTINE
1469 NW JAKE GLN
LAKE CITY, FL 32055

2026

23-2S-16-01733-001

BUILDING CHARACTERISTICS

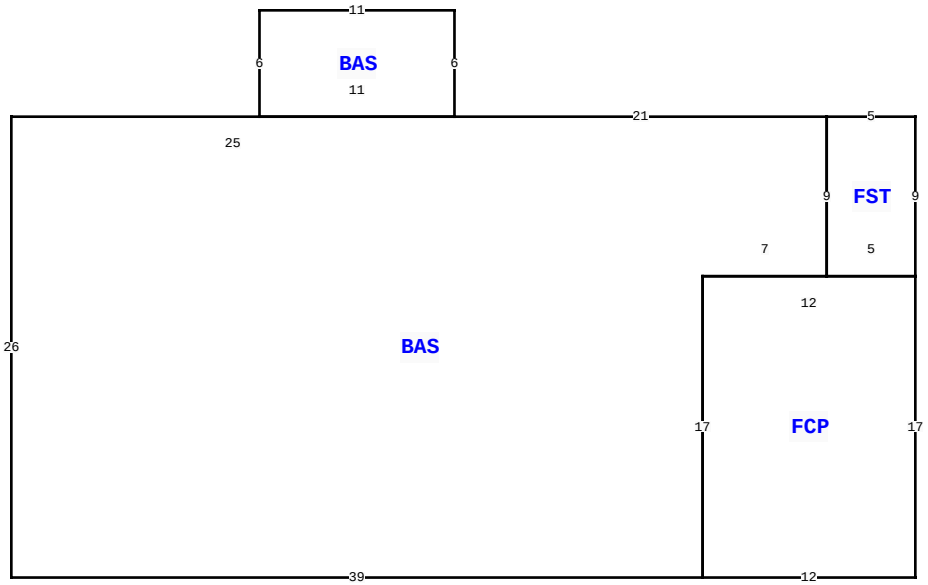
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	23216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100		66	5,611
BAS	1,077	100		1,077	91,567
FCP	204	25		51	4,336
FST	45	55		25	2,126
TOTALS	1,392			1,219	103,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	116.7900	130.80	159,445	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1143 HX Base Yr



1469 NW JAKE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,639
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		14,080
TOTAL MARKET VALUE		117,719
SOH/AGL Deduction		58,212
ASSESSED VALUE		59,507
TOTAL EXEMPTION VALUE	HX HB	34,507
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048809	Roof Replacement	11,300	12/07/2023
32352	ADDN SFR	151	10/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21BAS= N6 W11 S6 E11$ W25 S26 E39 FCP= E12 N17 W12 S17$ N17 E7 FST= E5 N9 W5 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	100		A-1	0.00	0.00	1.28	AC		1.00	1.00	1.00	11,000.00	11,000.00	14,080							

REVIEW DATE 01/04/2024 BY JS Total Acres: 1.28 Total Land Value: 14,080 Market: 0 Agricultural: 0 Common: 14,080 PRINTED 06/23/2026 BY SYS