NE1/4 OF NE1/4, EX THE E 367.66
1242-478 & EX 15 AC DESC IN WD 1
1.02 AC DESC IN WD 1569-2530.

PARNELL CAROLYN
1890 NW JAKE GLN
LAKE CITY, FL 32055

2027

26-2S-16-01752-000

BUILDING CHARACTERISTICS

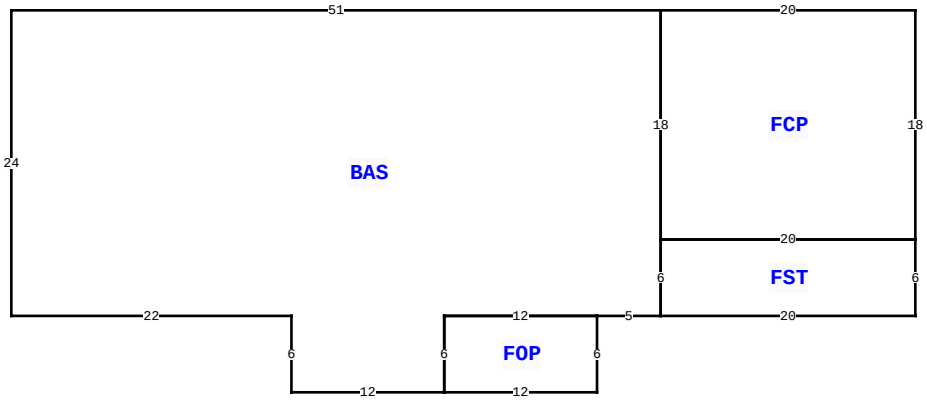
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	26216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	112,376
FCP	360	25		90	7,804
FOP	72	30		22	1,908
FST	120	55		66	5,723
TOTALS	1,848			1,474	127,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,474	121.2750	133.40	196,632	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1296 HX Base Yr



1890 NW JAKE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC,PAVMT	0	0	3	45	135.00	UT	2.00	2.00	100	1993	1993	3	100	270	
4	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0030	BARN,MT	0	0	36	36	1,296.00	UT	11.00	11.00	100	2008	2008	3	100	14,256	
6	0251	LEAN TO W/	0	0	15	36	540.00	UT	4.00	4.00	100	2008	2008	3	100	2,160	
7	0251	LEAN TO W/	0	0	15	36	540.00	UT	4.00	4.00	100	2008	2008	3	100	2,160	
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,700	
9	0252	LEAN-TO W/	0	0	15	66	990.00	UT	3.50	3.50	100	2013	2013	3	100	3,465	
10	0041	BARN,MACH	0	0	48	100	4,800.00	UT	10.00	10.00	100	2013	2013	3	100	48,000	

LAND DESCRIPTION

TOTAL OB/XF 73,811

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0					11.84	AC		1.00	1.00	1.00	280.00	280.00	3,315							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.84	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,730							

REVIEW DATE BY Total Acres: 12.84 Total Land Value: 10,315 Market: 70,730 Agricultural: 3,315 Common: 7,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,811
TOTAL MARKET OB/XF VALUE	89,491
TOTAL LAND VALUE - MARKET	77,730
TOTAL MARKET VALUE	227,617
SOH/AGL Deduction	0
ASSESSED VALUE	227,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,617
TOTAL JUST VALUE	295,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054212	Electrical Servic		10/08/2025

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= W51 S24 E22 S6 E12 FOP= E12 N6 W12 S6$ N6 E12 E5FST= E20 N6 W20 S6$ N6 FCP= E20 N18 W20 S18$ N18$.

NE1/4 OF NE1/4, EX THE E 367.66
1242-478 & EX 15 AC DESC IN WD 1
1.02 AC DESC IN WD 1569-2530.

PARNELL CAROLYN
1890 NW JAKE GLN
LAKE CITY, FL 32055

2027

26-2S-16-01752-000

BUILDING CHARACTERISTICS

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DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	26216.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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
11	0040	BARN,POLE	0	0	40	40	1.00	UT	15,680.00	15,680.00	100	2023	2022		100	15,680	

TOTAL OB/XF 15,680

LAND DESCRIPTION

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

REVIEW DATE BY Total Acres: 12.84 Total Land Value: 10,315 Market: 70,730 Agricultural: 3,315 Common: 7,000 PRINTED 11/16/2026 BY SYS