LOT 1 BLOCK A PINE HILLS ADDITIO
WD 1051-1221, QC 1190-2645,

JONES KATHY GRAHAM/JONES JULIUS
761 NW PARNELL AVE
LAKE CITY, FL 32055

2026

28-2S-16-01772-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020 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

1067 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	34,000
SOH/AGL Deduction	2,843
ASSESSED VALUE	31,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,157
TOTAL JUST VALUE	34,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,000

PRMT:2:1: GRAHAM LOT 1/A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054955	New Residential C	565,500	02/12/2026
000054832	Right-of-Way Acce		01/15/2026
12240	M H	125	03/06/1997
9211	PUMP/UTPOL	30	12/30/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/2645	3/19/2010	QC	U	I	11	100
GRANTOR: BERNARD GRAHAM						
GRANTEE: KATHY GRAHAM JONES						
1051/1221	6/24/2005	WD	Q	V	04	30,000
GRANTOR: LENVIL H DICKS						
GRANTEE: BERNARD GRAHAM						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9901	C	AC/XFOB	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	18,000.00	27,000.00	27,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.74 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 05/12/2026 BY SYS