

LOT 17 BLOCK B PINE HILLS ADDITI
867-2190, 983-880, WD 1029-574.

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

2026

28-2S-16-01772-067
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	
TOTALS	952		18,659

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	952	81.6750	49.00	46,648	1986	1986	0	0	60.00	40.00														
2 MOBILE HME		0% - 0	Heated Area: 952				HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 68 68 14 14 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>																									
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		18,659			
TOTAL MARKET OB/XF VALUE		9,000			
TOTAL LAND VALUE - MARKET		18,000			
TOTAL MARKET VALUE		45,659			
SOH/AGL Deduction		6,157			
ASSESSED VALUE		39,502			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		39,502			
TOTAL JUST VALUE		45,659			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		43,659			
PRMT:1:1: MIZELLE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22049	M H	304	07/06/2004		
12363	M H	125	04/04/1997		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1029/0574	10/27/2004	WD Q	Q	I	06	0
GRANTOR: BERNARD & LOUISE GRAH						
GRANTEE: KATHY GRAHAM JONES						
0983/0880	2/03/2003	WD Q	Q	I	06	100
GRANTOR: YVETTE STEPHENSON & S						
GRANTEE: BERNARD & LOUISE GR						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES													
761 NW PARNELL AVE, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W68 S14 E68 N14\$.													