

COMM NW COR OF SW1/4 OF NW1/4,
 RUN E ALONG N LINE 725.11 FT
 FOR POB, CONT E 603.27 FT TO

GARNER CATHIE G/ROOS WHITNEY N
 1289 NW PARNELL AVE
 LAKE CITY, FL 32055

2026

28-2S-16-01775-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,664	100	
TOTALS	1,664		97,990

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100%	2009	Heated Area: 1664		HX Base Yr 2009																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 64 64 26 26 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </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>05/11/2026</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	05/11/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			97,990
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			39,420
TOTAL MARKET VALUE			146,510
SOH/AGL Deduction			66,576
ASSESSED VALUE			79,934
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			28,523
TOTAL JUST VALUE			146,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26747	M H	375	02/12/2008
14026	M H	125	05/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/1050	2/22/2008	QC	Q	V	03	100
GRANTOR: CATHIE G GARNER						
GRANTEE: CATHIE C GARNER & W						
1144/1048	2/20/2008	QC	Q	V	03	100
GRANTOR: JOHN M GARNER						
GRANTEE: CATHIE C GARNER						

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	0080	DECKING	0	100	0	0			0.00	100	2013	2013	3	100	300	
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0			1,200.00	100	2018	2018	3	100	1,200	
TOTALS																

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	100		A-1	0.00	0.00	4.38	AC		1.00	1.00	1.00	9,000.00	9,000.00	39,420							