COMM AT SW COR OF NW1/4, RUN E 1 614.02 FT FOR POB, CONT N 390.66 FT, S 390.66 FT, E 1329.23 FT TO

LALIBERTE WHITNEY N
1289 NW PARNELL AVE
LAKE CITY, FL 32055

2026

28-2S-16-01775-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.00 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

1225 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,300
TOTAL MARKET VALUE	78,300
SOH/AGL Deduction	9,396
ASSESSED VALUE	68,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,904
TOTAL JUST VALUE	78,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/367	1/19/2024	QC	U	V	11	100
GRANTOR: FANNIN PATRICIA A						
GRANTEE: LALIBERTE WHITNEY N						
1324/1821	10/21/2016	QC	U	V	11	100
GRANTOR: MARVIN ALLEN JR						
GRANTEE: PATRICIA A FANNIN (						

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

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	9900	C	AC NON-AG	0			0.00	0.00	11.60	AC		1.00	1.00	0.90	7,500.00	6,750.00	78,300							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 11.60 Total Land Value: 78,300 Market: 0 Agricultural: 0 Common: 78,300 PRINTED 05/12/2026 BY SYS