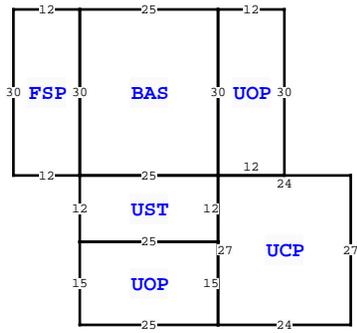
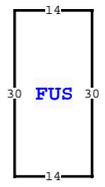


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,726	105.9870	120.83	208,553	1983	1983	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1170 HX Base Yr 2021													



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	29216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	58,905
FSP	360	40		144	11,310
FUS	420	100		420	32,987
UCP	648	20		130	10,210
UOP	360	20		72	5,655
UOP	375	20		75	5,890
UST	300	45		135	10,603
TOTALS	3,213			1,726	135,559

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	135,559			
TOTAL MARKET OB/XF VALUE	21,424			
TOTAL LAND VALUE - MARKET	82,500			
TOTAL MARKET VALUE	178,823			
SOH/AGL Deduction	37,729			
ASSESSED VALUE	141,094			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	89,683			
TOTAL JUST VALUE	239,483			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	237,104			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1595	9/10/2018	WD	Q	I	01	155,000
GRANTOR: GERALD R PARNELL						
GRANTEE: IAN LEE KIBLER						
1232/0978	4/02/2012	QC	U	I	11	100
GRANTOR: VIRGINIA V & GERALD R						
GRANTEE: GERALD R PARNELL						

748 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

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	0261	PRCH, UOP	0	100	0	0	2.00	UT	150.00	150.00	100	0	0	3	100	300	
2	0251	LEAN TO W/	0	100	26	32	832.00	UT	1.50	1.50	100	1993	1993	3	100	1,248	
3	0251	LEAN TO W/	0	100	12	22	384.00	UT	1.50	1.50	100	1993	1993	3	100	576	
4	0020	BARN, FR	0	100	30	70	2,100.00	UT	9.00	9.00	100	1993	1993	3	100	18,900	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W25 FSP= W12 S30 E12 N30\$ S30 UST= S12 UOP= S15 E25 N15 W25\$ E25 N12 W25\$ E25 UCP= S27 E24 N27 W24\$ UOP= E12 N30 W12 S30\$ N30\$ PTR=N30 FUS= N30 W14 S30 E14\$ S30\$.													

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	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	5500	A	TIMBER 2	100					12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
3	9910	M	MKT.VAL.AG	100					12.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	66,000							