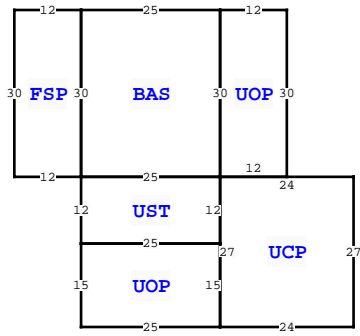
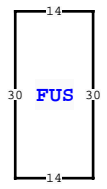


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	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		
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	57,871
FSP	360	40		144	11,111
FUS	420	100		420	32,408
UCP	648	20		130	10,031
UOP	360	20		72	5,556
UOP	375	20		75	5,787
UST	300	45		135	10,417
TOTALS	3,213			1,726	133,180

748 NW PARNELL AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,180
TOTAL MARKET OB/XF VALUE			21,424
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			177,944
SOH/AGL Deduction			36,850
ASSESSED VALUE			141,094
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			89,683
TOTAL JUST VALUE			244,604
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						

EXTRA FEATURES	
L N	OB/XF CODE
1	0261 PRCH, UOP
2	0251 LEAN TO W/
3	0251 LEAN TO W/
4	0020 BARN, FR
5	0294 SHED WOOD/

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\$.	

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

LAND DESCRIPTION		TOTAL OB/XF														21,424								
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	6,000.00	6,000.00	18,000							
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	6,000.00	6,000.00	72,000							