BEG NE COR OF SE1/4, RUN W 200 F
200 FT, N 488 FT TO POB.

DAVIS WOODROW SHANE
293 NW EMPORIA GLN
LAKE CITY, FL 32055

2027

29-2S-16-01782-002

BUILDING CHARACTERISTICS

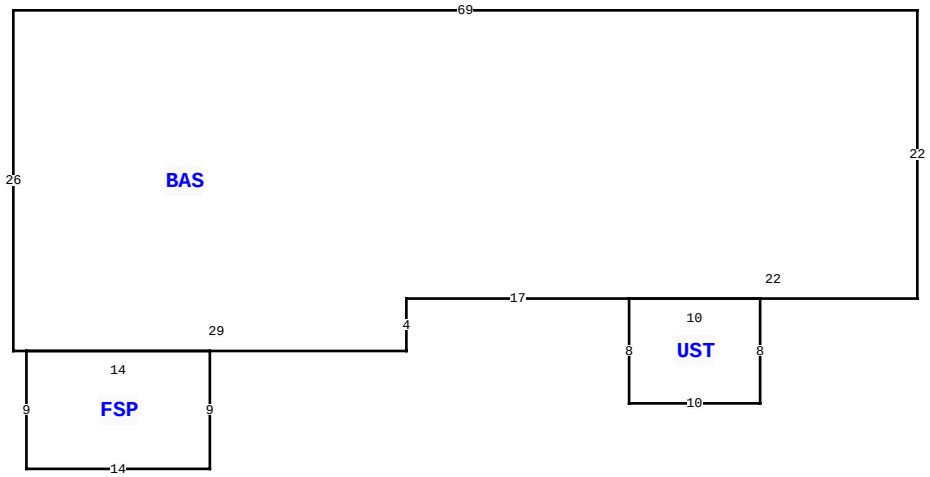
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,638	100		1,638	87,454
FSP	126	40		50	2,670
UST	80	45		36	1,922
TOTALS	1,844			1,724	92,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	74.6760	82.14	141,609	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1638 HX Base Yr



1042 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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
1	0040	BARN,POLE	0	0	24	60	1.00	UT	0.00	0.00	100	0	0	3	100	1,728	
2	0294	SHED WOOD/	0	0	17	33	1.00	UT	0.00	0.00	100	0	0	3	100	1,234	
3	0251	LEAN TO W/	0	0	9	19	171.00	UT	1.50	1.50	100	1993	1993	3	100	257	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,046
TOTAL MARKET OB/XF VALUE	3,219
TOTAL LAND VALUE - MARKET	22,400
TOTAL MARKET VALUE	117,665
SOH/AGL Deduction	0
ASSESSED VALUE	117,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,665
TOTAL JUST VALUE	117,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,346

SALE:1:1: 2 DEEDS BK 653-624 & 625.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1793	4/13/2026	QC	U	I	11	0
GRANTOR: LAFOND TONIA GAIL						
GRANTEE: DAVIS WOODROW SHANE						
1537/1754	4/08/2025	WD	U	I	11	100
GRANTOR: CUMBESS VICKIE						
GRANTEE: LAFOND TONIA GAIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S26 E1 FSP= S9 E14 N9 W14$ E29 N4 E17 UST= S8 E10 N8 W10$ E22 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 3,219

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	0100	C	SFR	0		A-1	0.00	0.00	2.24	AC		1.00	1.00	1.00	10,000.00	10,000.00	22,400							

REVIEW DATE 12/28/2022 BY JD Total Acres: 2.24 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 11/17/2026 BY SYS