



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,638	100	
FSP	126	40	
UST	80	45	
TOTALS	1,844		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026	83.64	144,195	1950	1950	0	0	35.00	65.00

Heated Area: 1638 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			93,727
TOTAL MARKET OB/XF VALUE			3,219
TOTAL LAND VALUE - MARKET			22,400
TOTAL MARKET VALUE			119,346
SOH/AGL Deduction			0
ASSESSED VALUE			119,346
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			119,346
TOTAL JUST VALUE			119,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,746
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	0	24	60	1.00	UT	0.00	100	0
2	0294	SHED WOOD/	0	0	17	33	1.00	UT	0.00	100	0
3	0251	LEAN TO W/	0	0	9	19	171.00	UT	1.50	100	1993

TOTAL OB/XF											
											3,219
1042 NW PARNELL AVE, LAKE CITY											
BLD DATE		LGL DATE		05/08/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							