

COMM NE COR OF SE1/4 OF NE1/4, R
W R/W LINE PARNELL RD FOR POB, S
662.63 FT, N 628.30 FT, E 668.22

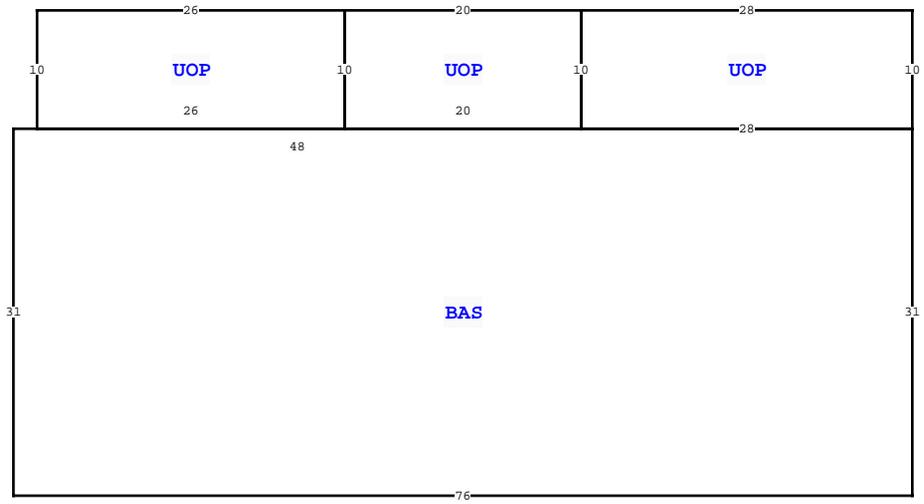
WILLIAMS TIMOTHY
160 NW PARNELL AVE
LAKE CITY, FL 32055

2026

32-2S-16-01813-001
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
UOP	200	25	
UOP	260	25	
UOP	280	25	
TOTALS	3,096		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,541	115.9000	111.26	282,712	1999	1999		0	0	45.00	55.00	
1 MANUF 1 100% - 2021 Heated Area: 2356 HX Base Yr 2021													



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0	100 0	0
2	0294	SHED WOOD/	0	100 0	0
3	9945	Well/Sept	0	100 0	0
4	0294	SHED WOOD/	0	100 0	0
5	0080	DECKING	0	100 0	0
6	9945	Well/Sept	0	100 0	0

TOTAL OB/XF													
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
1	0190	FPLC PF	0	100 0	0	UT	1,200.00	1,200.00	100	2002	2002	3	100
2	0294	SHED WOOD/	0	100 0	0	UT	0.00	0.00	100	2005	2005	3	100
3	9945	Well/Sept	0	100 0	0	UT	7,000.00	7,000.00	100			3	100
4	0294	SHED WOOD/	0	100 0	0	UT	0.00	0.00	100	2013	2013	3	100
5	0080	DECKING	0	100 0	0	UT	0.00	0.00	100	2013	2013	3	100
6	9945	Well/Sept	0	100 0	0	UT	7,000.00	7,000.00	100			3	100
TOTAL OB/XF VALUE 19,000													

LAND DESCRIPTION													
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
1	0200	C	MBL HM	100			0.00	0.00	9.45	AC		1.00	1.00
2	0000	C	VAC RES	100			0.00	0.00	10.00	AC		1.00	1.00

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
1	0200	C	MBL HM	100			0.00	0.00	9.45	AC		1.00	1.00
2	0000	C	VAC RES	100			0.00	0.00	10.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	155,492		
TOTAL MARKET OB/XF VALUE	19,000		
TOTAL LAND VALUE - MARKET	87,525		
TOTAL MARKET VALUE	262,017		
SOH/AGL Deduction	94,207		
ASSESSED VALUE	167,810		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	116,399		
TOTAL JUST VALUE	262,017		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	258,788		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15718	M H	125	06/29/1999
15681	M H	125	06/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/1294	6/30/2020	WD	U	I	11	0
GRANTOR: LUCINDA MACLEOD						
GRANTEE: TIMOTHY WILLIAMS						
1413/2176	6/19/2020	WD	Q	I	01	157,000
GRANTOR: LUCINDA MACLEOD						
GRANTEE: TIMOTHY WILLIAMS						

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

BUILDING DIMENSIONS													
BAS= W28 UOP= N10 W20 UOP= W26 S10 E26 N10\$ S10 E20\$ W48 S31 E76 N31\$ UOP= N10 W28 S10 E28\$.													