

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
1	MANUF	1	100%	- 2021	Heated Area: 2356		HX Base Yr 2021				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	2,356	100		2,356	141,177						
UOP	200	25		50	2,996						
UOP	260	25		65	3,895						
UOP	280	25		70	4,195						
TOTALS	3,096			2,541	152,263						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	152,263		
TOTAL MARKET OB/XF VALUE	19,000		
TOTAL LAND VALUE - MARKET	106,975		
TOTAL MARKET VALUE	278,238		
SOH/AGL Deduction	110,428		
ASSESSED VALUE	167,810		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	116,399		
TOTAL JUST VALUE	278,238		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	258,788		
PRMT:2:1:	CLAY RICHARDS		
PRMT:1:1:	SCOTT M CLOUD		
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2002
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2005
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013
5	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2013
6	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	

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
1	0200	C	MBL HM	100			0.00	0.00	9.45	AC	1.00
2	0000	C	VAC RES	100			0.00	0.00	10.00	AC	1.00
TOTAL OB/XF 19,000											

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

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	0200	C	MBL HM	100			0.00	0.00	9.45	AC	1.00	1.00	1.00	1.00	5,500.00	5,500.00	51,975							
2	0000	C	VAC RES	100			0.00	0.00	10.00	AC	1.00	1.00	1.00	1.00	5,500.00	5,500.00	55,000							