

COMM NE COR OF SE1/4 OF NE1/4, R  
 W R/W PARNELL RD, S ALONG R/W 62  
 662.64 FT FOR POB, CONT W 648.80

WILLIAMS TIMOTHY L  
 160 NW PARCELL AVE  
 LAKE CITY, FL 32055

2026

32-2S-16-01813-004



| BUILDING CHARACTERISTICS   |                  |              |                      |              |                      |          |       |       |             | MARKET ADJUSTMENTS          |           |           |             |                |                |                 |            |                             |      | COLUMBIA COUNTY PROPERTY  |        |                   |    |        |  |  |  |  |  |  |  |
|--|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|-------------|-----------------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT  | CD               | CONSTRUCTION |                      |              |                      |          |       |       |             | TYPE                        | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT | NORM  | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |             |                             |           |           |             |                |                |                 |            |                             |      | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 7,500<br>TOTAL LAND VALUE - MARKET 75,360<br>TOTAL MARKET VALUE 82,860<br>SOH/AGL Deduction 16,794<br>ASSESSED VALUE 66,066<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 66,066<br>TOTAL JUST VALUE 82,860<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 68,730 |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |             |                             |           |           |             |                |                |                 |            |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED<br>SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>1481/956 9/01/2022 WD U I 12 49,000<br>GRANTOR: US BANK, NA<br>GRANTEE: WILLIAMS TIMOTHY L<br>1403/2380 1/08/2020 CT U I 18 100<br>GRANTOR: CLERK OF COURT (GADDI)<br>GRANTEE: US BANK, NA  |        |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE 0700 MISC IMPROVED  |                  |              |                      |              |                      |          |       |       |             | BLD DATE                    |           |           |             |                |                |                 |            |                             |      | LGL DATE  |        |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 03  |                  |              |                      |              |                      |          |       |       |             | XF DATE                     |           |           |             |                |                |                 |            |                             |      | LAND DATE 05/12/2026 MLU  |        |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 32216.00 1.00/  |                  |              |                      |              |                      |          |       |       |             | INC DATE                    |           |           |             |                |                |                 |            |                             |      | AG DATE   |        |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |             |                             |           |           |             |                |                |                 |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |          |       |       |             | 1361 NW QUEEN RD, LAKE CITY |           |           |             |                |                |                 |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES   |                  |              |                      |              |                      |          |       |       |             |                             |           |           |             |                |                |                 |            |                             |      | BUILDING NOTES  |        |                   |    |        |  |  |  |  |  |  |  |
| 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      | BUILDING DIMENSIONS         |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| 1  | 9945             | Well/Sept    | 0                    | 0            | 0                    | 0        | 1.00  | UT    | 7,000.00    | 7,000.00                    | 100       |           |             | 3              | 100            | 7,000           |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| 2  | 0285             | SALVAGE      | 0                    | 0            | 0                    | 0        | 1.00  | UT    | 500.00      | 500.00                      | 100       | 2023      | 2022        |                | 100            | 500             |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION   |                  |              |                      |              |                      |          |       |       |             | TOTAL OB/XF 7,500           |           |           |             |                |                |                 |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| 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  | 0700             | C            | MISC RES             | 0            |                      | A-1      | 0.00  | 0.00  | 9.42        | AC                          |           | 1.00      | 1.00        | 1.00           | 8,000.00       | 8,000.00        | 75,360     |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 04/16/2018 BY BC Total Acres: 9.42 Total Land Value: 75,360 Market: 0 Agricultural: 0 Common: 75,360 PRINTED 06/23/2026 BY SYS |                  |              |                      |              |                      |          |       |       |             |                             |           |           |             |                |                |                 |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |