THE N 192.64 FT OF THE S
951.37 FT OF SW1/4 OF NW1/4.
ORB 463-168, 566-051, 633-694,

SHELTON JEFFERY D
249 NW PARNELL AVE
LAKE CITY, FL 32055

2026

33-2S-16-01816-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

249 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,110
TOTAL LAND VALUE - MARKET	52,470
TOTAL MARKET VALUE	60,580
SOH/AGL Deduction	51,881
ASSESSED VALUE	8,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,699
TOTAL JUST VALUE	60,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,920

XFOB:1:1: CONCORD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40076	M H	0	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	0	12	27	324.00	UT	2.50	2.50	100	2008	2008	3	100	810	

LAND DESCRIPTION

TOTAL OB/XF 8,110

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	0700	C	MISC RES	0		00	0.00	0.00	5.83	AC		1.00	1.00	1.00	9,000.00	9,000.00	52,470							

REVIEW DATE 08/19/2020 BY JB Total Acres: 5.83 Total Land Value: 52,470 Market: 0 Agricultural: 0 Common: 52,470 PRINTED 05/12/2026 BY SYS