THE S 361 FT OF SW1/4 OF NW1/4 E
FT & EX THE S 150 FT OF THE W 31

KLEIDON BRIAN S/KLEIDON SAMANTHA
164 NW OUTBACK GLN
LAKE CITY, FL 32055

2027

33-2S-16-01816-006

BUILDING CHARACTERISTICS

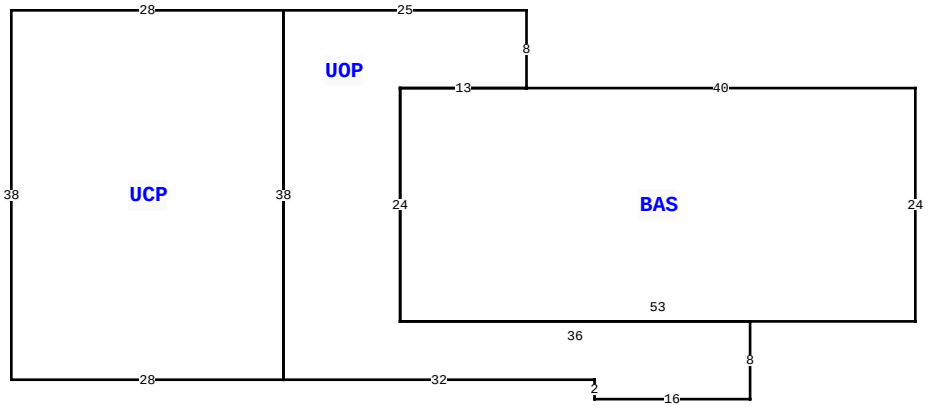
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
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
BAS	1,272	100		1,272	43,044
UCP	1,064	20		213	7,208
UOP	808	20		162	5,482
TOTALS	3,144			1,647	55,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,647	94.0000	75.20	123,854	1983	1983	15	0	0	40.00	45.00

1 SFR/MH CON 0% - 2016 Heated Area: 1272 HX Base Yr 2016



143 NW PARNELL AVE, LAKE CITY

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

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	0263	PRCH,USP	0	100	16	12	192.00	UT	15.00	15.00	100	0	0	3	100	2,880	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,994
TOTAL MARKET OB/XF VALUE		12,480
TOTAL LAND VALUE - MARKET		61,560
TOTAL MARKET VALUE		272,034
SOH/AGL Deduction		77,151
ASSESSED VALUE		194,883
TOTAL EXEMPTION VALUE	HX HB 13 VX	140,435
BASE TAXABLE VALUE		54,448
TOTAL JUST VALUE		272,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,016

LAND:2:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047508	Mobile Home		06/20/2023
21886	M H	250	05/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/1900	10/29/2015	WD	Q	I	01	140,000
GRANTOR: KENNETH F & JULIE A I						
GRANTEE: BRIAN S & SAMANTHA						
0842/1471	6/30/1997	WD	Q	I		55,300
GRANTOR: DICKERSON						
GRANTEE: ISHLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N8 W25 UCP= W28 S38 E28 N38$ S38 E32 S2 E16 N8 W36 N24 E13$ W13 S24 E53 N24$.

LAND DESCRIPTION

TOTAL OB/XF 12,480

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	0100	C	SFR	100		A-1	0.00	0.00	5.84	AC		1.00	1.00	1.00	9,000.00	9,000.00	52,560							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 10/12/2023 BY RP Total Acres: 6.84 Total Land Value: 61,560 Market: 0 Agricultural: 0 Common: 61,560 PRINTED 11/17/2026 BY SYS

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FT & EX THE S 150 FT OF THE W 31

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BUILDING CHARACTERISTICS

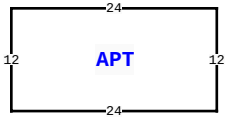
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33216.00	1.00/

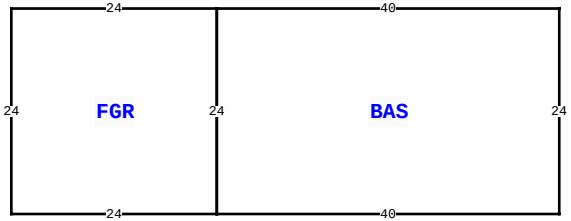
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	288	100		288	26,180
BAS	960	100		960	87,265
FGR	576	55		317	28,815
TOTALS	1,824			1,565	142,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	104.9400	115.43	180,648	2008	2008	0	0	0	21.25	78.75

3 SINGLE FAM 100% - 2016 Heated Area: 1248 HX Base Yr 2016





143 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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GRANTOR: DICKERSON						
GRANTEE: ISHLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FGR= W24 S24 E24 N24$ S24 E40 N24$ PTR= N40 W40
APT= N12 W24 S12 E24$ E40 S40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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