

COMM NW COR OF SEC 33, S 746.74  
 FOR POB, S 147.42 FT, E 1016.41  
 NW1/4 OF NW1/4, N 464.24 FT, W 6

CARTER JEROME/CARTER MABLE  
 453 NW PARNELL AVE  
 LAKE CITY, FL 32055

2026

33-2S-16-01817-000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION   |        |
|--------------------------|------------------|----------------|--------|
| ELEMENT                  | CD               |                |        |
| Exterior Wall            | 26               | ALM SIDING 100 |        |
| Exterior Wall            | 00               | N/A 0          |        |
| Roof Structure           | 03               | GABLE/HIP 100  |        |
| Roof Cover               | 12               | MODULAR MT 100 |        |
| Interior Wall            | 05               | DRYWALL 100    |        |
| Interior Floor           | 13               | LAM/VNLPLK 100 |        |
| Interior Floor           | 00               | N/A 0          |        |
| Air Condition            | 03               | CENTRAL 100    |        |
| Heating Type             | 04               | AIR DUCTED 100 |        |
| Bedrooms                 |                  | 2 100          |        |
| Bathrooms                |                  | 1 100          |        |
| Frame                    | 01               | NONE 100       |        |
| Stories                  | 1.               | 1. 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         | 33216.00 1.00/   |                |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR   |
| BAS                      | 700              | 100            | 2024   |
| TOTALS                   | 700              |                | 19,656 |

| MARKET ADJUSTMENTS  |            |           |                  |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
|---|------------|-----------|------------------|----------------|----------------|------------|------|------|------|-------|--------|----------|--|----------|--|---------|--|-----------|------------|----------|--|---------|-----|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS      | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB  | ECON | FNCT | NORM  | % COND |          |  |          |  |         |  |           |            |          |  |         |     |
| 1   | MOBILE HME | 0%        | - 2024           |                | 49,140         | 1984       | 1984 | 0    | 0    | 60.00 | 40.00  |          |  |          |  |         |  |           |            |          |  |         |     |
|   |            |           | Heated Area: 700 |                |                | HX Base Yr |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">           BAS<br/>2024         </div> </div>           |            |           |                  |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| <table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/11/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table> |            |           |                  |                |                |            |      |      |      |       |        | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE | 05/11/2026 | INC DATE |  | AG DATE | MLU |
| BLD DATE  |            | LGL DATE  |                  |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| XF DATE   |            | LAND DATE | 05/11/2026       |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| INC DATE  |            | AG DATE   | MLU              |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |

| COLUMBIA COUNTY PROPERTY                    |                   |           |                |
|---|-------------------|-----------|----------------|
| VALUATION SUMMARY                           |                   |           | PAGE 1 of 2    |
| VALUATION BY                                |                   | STANDARD  |                |
| Tax Group: 3                                |                   | Tax Dist: |                |
| BUILDING MARKET VALUE                       |                   |           | 182,798        |
| TOTAL MARKET OB/XF VALUE                    |                   |           | 12,500         |
| TOTAL LAND VALUE - MARKET                   |                   |           | 66,160         |
| TOTAL MARKET VALUE                          |                   |           | 261,458        |
| SOH/AGL Deduction                           |                   |           | 25,998         |
| ASSESSED VALUE                              |                   |           | 235,460        |
| TOTAL EXEMPTION VALUE                       |                   |           | 0              |
| BASE TAXABLE VALUE                          |                   |           | 235,460        |
| TOTAL JUST VALUE                            |                   |           | 261,458        |
| NCON VALUE                                  |                   |           | 166,142        |
| INCOME VALUE                                |                   |           |                |
| PREVIOUS YEAR MKT VALUE                     |                   |           | 82,911         |
| XFOB:1:1: BUDDY M H                         |                   |           |                |
| SALE:1:1: AG LAND                           |                   |           |                |
| PERMIT NUM                                  | DESCRIPTION       | AMT       | ISSUED         |
| 000054099                                   | Mobile Home       |           | 09/19/2025     |
| 000054086                                   | Right-of-Way Acce |           | 09/18/2025     |
| 000042665                                   | Mobile Home       |           | 08/31/2021     |
| 16925                                       | RECONNECT         | 50        | 05/03/2000     |
| <b>SALES DATA</b>                           |                   |           |                |
| OFF RECORD Number                           | DATE              | TYPE INST | Q / V / RSN CD |
| 1451/1136                                   | 11/01/2021        | WD U      | V 11           |
| GRANTOR: CARTER JEROME                      |                   |           |                |
| GRANTEE: CARTER JEROME                      |                   |           |                |
| 1445/1827                                   | 8/12/2021         | WD U      | V 11           |
| GRANTOR: CARTER QUINTIN                     |                   |           |                |
| GRANTEE: CARTER JEROME                      |                   |           |                |
| <b>BUILDING NOTES</b>                       |                   |           |                |
| <b>BUILDING DIMENSIONS</b>                  |                   |           |                |
| BAS=[YR=2024;ORIG=18,14] E50 S14 W50 N14 \$ |                   |           |                |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0296       | SHED METAL  | 0       | 0 | 0 | 1.00  | UT | 2,500.00 | 2,500.00       | 100       | 2024    |
| 2              | 9945       | Well/Sept   | 0       | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       | 2024    |
| 3              | 9947       | Septic      | 0       | 0 | 0 | 1.00  | UT | 3,000.00 | 3,000.00       | 100       | 2026    |

| 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               | 0   |     |          |       |       | 8.27        | AC        |     | 1.00        | 1.00   | 1.00    | 8,000.00   | 8,000.00       | 66,160     |                             |      |         |      |     |    |        |

