SW1/4 OF SW1/4 EX 5.01 AC DESC W
583-609, 584-4, 626-72, 907-396,

PARNELL VIRGINIA V
607 SW CHRIS TER
LAKE CITY, FL 32024

2026

33-2S-16-01819-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

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	0
TOTAL LAND VALUE - MARKET	139,960
TOTAL MARKET VALUE	10,437
SOH/AGL Deduction	0
ASSESSED VALUE	10,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,437
TOTAL JUST VALUE	139,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25939	M H	385	06/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0408	8/25/2020	QC	U	I	11	100
GRANTOR: LUCIENNE TAYLOR						
GRANTEE: VIRGINIA V PARNELL						
1256/2519	6/24/2013	WD	U	V	30	100
GRANTOR: CHERYL M PARNELL						
GRANTEE: VIRGINIA & BRIAN PA						

BUILDING NOTES

BUILDING DIMENSIONS

364 NW BRIAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/11/2022 SPF

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
1	5600	A	TIMBER 3	0			0.00	0.00	25.98	AC		1.00	1.00	1.00	281.00	281.00	7,300							
2	5500	A	TIMBER 2	0			0.00	0.00	5.01	AC		1.00	1.00	1.00	445.00	445.00	2,229							
3	5700	A	TIMBER 4	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	227.00	227.00	908							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.99	AC		1.00	1.00	1.00	4,000.00	4,000.00	139,960							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 34.99 Total Land Value: 10,437 Market: 139,960 Agricultural: 10,437 Common: 0 PRINTED 06/10/2026 BY SYS