E1/2 OF W1/2 OF NE1/4 OF SE1/4
501-653, 727-265, DC 1010-712, Q

PARNELL VIRGINIA
607 SW CHRIS TER
LAKE CITY, FL 32024

2027

34-2S-16-01838-000

BUILDING CHARACTERISTICS

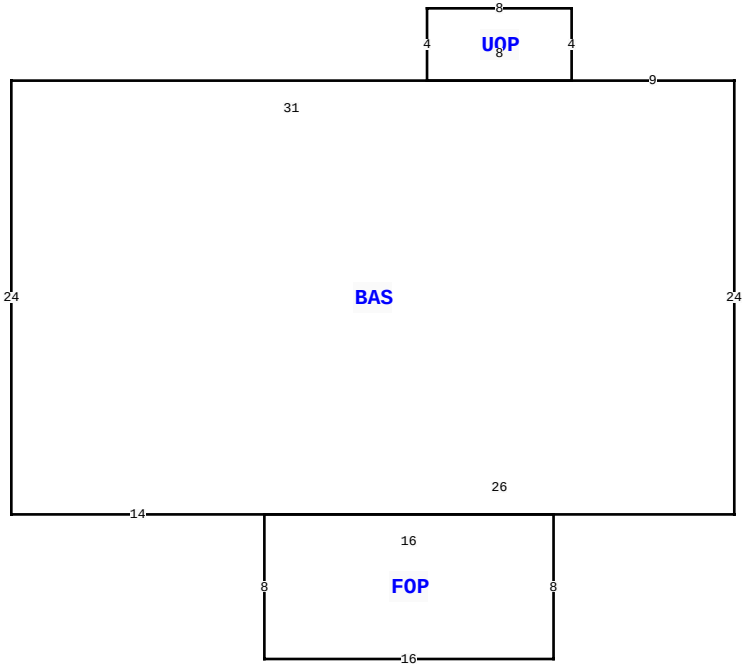
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,703
FOP	128	35		45	1,252
UOP	32	25		8	222
TOTALS	1,120			1,013	28,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,013	115.9000	69.54	70,444	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2016 Heated Area: 960 HX Base Yr 2016



272 NW COLLINS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,178
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	48,383
SOH/AGL Deduction	20,246
ASSESSED VALUE	28,137
TOTAL EXEMPTION VALUE	HX HB DX 28,137
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	116,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33420	M H	0	10/01/2015
28031	M H	433	08/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1158/1959	9/01/2008	EX	Q	V	01	100
GRANTOR: VIRGINIA V PARNELL EX						
GRANTEE: VIRGINIA V PARNELL						
1010/0713	3/22/2004	QC	Q	V	03	100
GRANTOR: BESSIE V REED						
GRANTEE: VIRGINIA V PARNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N4 W8 S4 E8 $ W31 S24 E14 FOP= S8 E16 N8 W16$ E26 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 10.00 Total Land Value: 12,005 Market: 72,000 Agricultural: 4,005 Common: 8,000 PRINTED 11/17/2026 BY SYS