

LOT 5 BLOCK A PARNELL HILLS UNIT
503-631, 533-562, 765-173, 785-5

PFS SOLUTIONS INC
426 SW COMMERCE DR, STE 145
LAKE CITY, FL 32025

2025

10-35-16-02058-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL STD 60
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	01	CONV 100
Units	0	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality 04 04

DOB CODE 0200MOBILE HOME

MAP NUM 10316.010 1.00/

NEIGHBORHOODLOC 10316.010 1.00/

AREA TOTAL GROSS OF BASE 288 100

BAS 288 100

BAS 1,152 100

288 1,152 6,578 26,312

1,440 32,890

TOTALS 1,440

EXTRA FEATURES 1,440 32,890

140 NW GENELL LOOP, LAKE CITY

BLD DATE 05/18/2023

INC DATE 05/18/2023

AG DATE 05/18/2023

LAND DATE 05/18/2023

AG DATE 05/18/2023

NOTES

MARKET ADJUSTMENTS

TYPE MDL EFF AREA TOT ADJ PTS EFF BASE RATE REPL COST NEW ANB EYB ECON PROCT NORM % COND

0800 02 1,440 95.1615 57.10 82,224 1986 1986 0 0 0.60.00 40.00

1 MOBILE HOME - 100% - 2002 Heated Area: 1440

HX Base Yr 2002

VALUATION BY

Tax Group: 3

VALUATION SUMMARY

STANDARD

32,890

8,400

19,680

60,970

31,122

29,848

25,000

4,848

60,970

0

54,460

SALE: 7:1:1 RETURNED TO FORMER OWNER

XFOB: 5:1:1 CONC FLOOR, METAL ROOF

SALE: 4:1:1 WELL & SEPTIC TANK

SALE: 3:1:1 LOT 5, BLK A, PARNELL HILLS UNIT 2

PERMIT NUM DESCRIPTION AMT ISSUED

OFF RECORD

Number DATE TYPE Q / V / I / CO SALE PRICE

1539/099 5/09/2025 QC U I 11 100

GRANTOR: JOHNSON JASON WADE

GRANTOR: JOHNSON JASON WADE

1540/101 5/04/2025 WD Q I 05 158,000

GRANTOR: JOHNSON JASON WADE

GRANTOR: PFS SOLUTIONS INC

BUILDING NOTES

BAS= W48 S24 B36 BAS= S12 B24 N12 W24 S E12 N24 S.

BUILDING DIMENSIONS

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.64 Total Land Value: 19,680 Market: 0 Agricultural: 0 Common: 19,680 PRINTED 06/11/2025 BY SYS