LOT 22 PARNELL HILLS S/D UNIT 1.
397-713, WD 1124-1289, CT 1402-4

HUGHES EARL WAYNE/HUGHES CHRISTINE A
890 NW PILLSBURY DR
LAKE CITY, FL 32055

2024

10-3S-16-02055-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

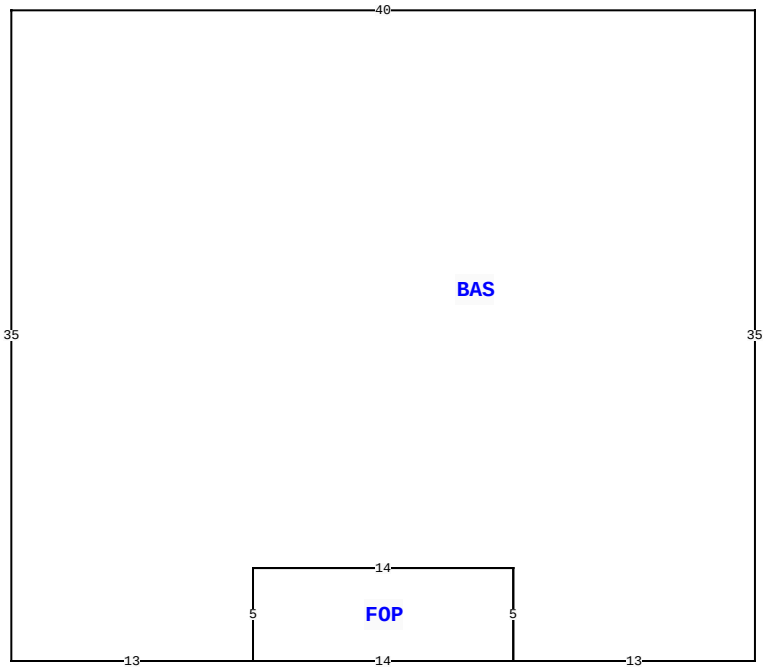
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	10316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1,330	142,755
FOP	70	30	21	2,254
TOTALS	1,400		1,351	145,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	133.1000	127.78	172,631	2007	2007	0	0	0	16.00	84.00

2 SINGLE FAM – 100% - 2022 Heated Area: 1330 HX Base Yr 2022



890 NW PILLSBURY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,010
TOTAL MARKET OB/XF VALUE		15,800
TOTAL LAND VALUE - MARKET		12,700
TOTAL MARKET VALUE		173,510
SOH/AGL Deduction		14,618
ASSESSED VALUE		158,892
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		103,892
TOTAL JUST VALUE		173,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26103	SFR	434	08/07/2007
9468	M H	125	03/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1625	6/15/2020	WD	Q	I	01	150,000
GRANTOR: NW PILLSBURY DR LAND						
GRANTEE: EARL WAYNE & CHRIST						
1402/0438	12/27/2019	CT	U	I	18	38,442
GRANTOR: CLERK OF COURT						
GRANTEE: NW PILLSBURY DR. TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S35 E13 FOP= E14 N5 W14 S5$ N5 E14 S5 E13 N35$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
2	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 15,800

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		RSF/M	169.00	163.00	1.00	AC		1.00	1.00	1.00	12,700.00	12,700.00	12,700							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.00 Total Land Value: 12,700 Market: 0 Agricultural: 0 Common: 12,700 PRINTED 02/14/2024 BY SYS