LOT 2 BLOCK B PARNELL HILLS UNIT

485-452, WD 937-810, DC 973-2544

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

2025

10-3S-16-02058-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

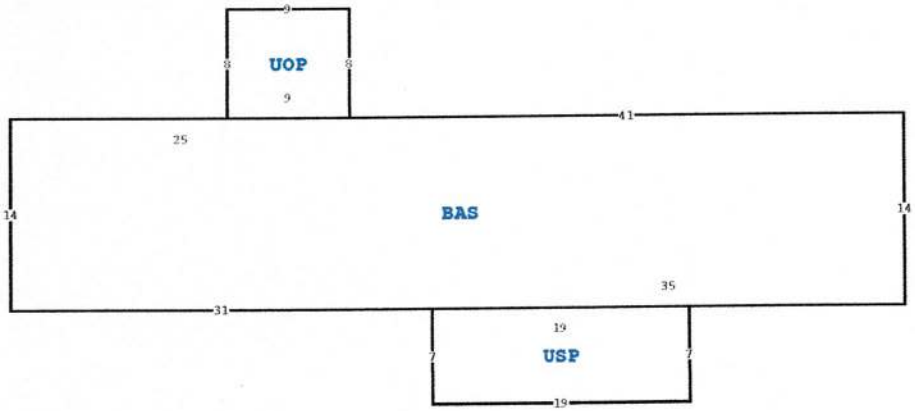
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	10316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,536
UOP	72	25		18	420
USP	133	35		47	1,096
TOTALS	1,129			989	23,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	989	97.1100	58.27	57,629	1982	1990	0	0	0	60.00	40.00

1 MOBILE HME - 0% - 0 Heated Area: 924 HX Base Yr



129 NW GENELL LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,052
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	14,280
TOTAL MARKET VALUE	45,332
SOH/AGL Deduction	10,664
ASSESSED VALUE	34,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,668
TOTAL JUST VALUE	45,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1540/101	5/04/2025	WD	Q	I	05	158,000
GRANTOR: JOHNSON JASON WADE						
GRANTEE: PFS SOLUTIONS INC						
1278/1432	7/18/2014	WD	Q	I	01	28,000
GRANTOR: VISHAM & PARBATEE PER						
GRANTEE: JASON WADE & BRANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= N8 W9 S8 E9$ W25 S14 E31 USP= S7 E19 N7 W19$ E35 N14$.

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	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 8,000

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		RSF/MH	28.00	248.00	1.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,280							

REVIEW DATE 02/16/2023 BY KS Total Acres: 1.19 Total Land Value: 14,280 Market: 0 Agricultural: 0 Common: 14,280 PRINTED 06/11/2025 BY SYS