

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 TYPE TOTAL GROSS AREA

BAS 288 100 288 6,578

BAS 1,152 100 1,152 26,312

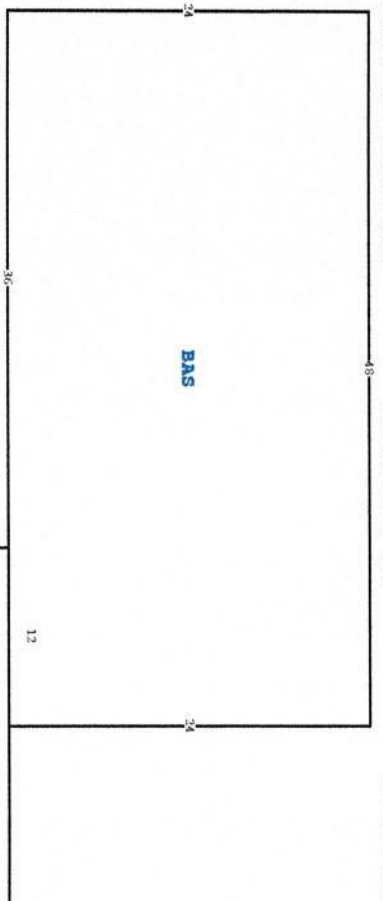
TOTALS 1,440 1,440 32,890

EXTRA FEATURES

140 NW GENELL LOOP, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MOD	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	ATB	ETB	ECON	PROT	NORM	% COND
0800	02	1,440	95.1615	57.10	82,224	1986	1986	0	0	0.60.00	40.00
Heated Area: 1440											
HX Base Yr 2002											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Group: 3	STANDARD
BUILDING MARKET VALUE	32,890	
TOTAL LAND VALUE - MARKET	19,680	
TOTAL MARKET VALUE	52,570	
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TOTAL MARKET VALUE	52,570	
ASSESSED VALUE	29,848	
TOTAL EXEMPTION VALUE	25,000	
BASE TAXABLE VALUE	4,848	
TOTAL JUST VALUE	60,970	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	54,460	

SALE: 7:1: RETURNED TO FORMER OWNER

XFOB: 5:1: CONC FLOOR, METAL ROOF

SALE: 4:1: WELL & SEPTIC TANK

SALE: 3:1: 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 W24S E12 N24S.

BUILDING DIMENSIONS

OTHER ADJUSTMENTS

YEAR DENSITY DEOL FRZ YR CONSERV

LAND VALUE 19,680

ADJ UNIT PRICE 12,000.00

UNIT PRICE 12,000.00

TOT ADJ 1.00

ADJ UNIT PRICE 12,000.00

UNIT PRICE 12,000.00

TOT ADJ 1.00

ADJ UNIT PRICE 12,000.00

UNIT PRICE 12,000.00

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