

GRAHAM OZELL/GRAHAM EMMOGENE
1085 NW BAUGHN ST
LAKE CITY, FL 32055

28-2S-16-01772-006

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		19	COMMON BRK 100		0100	01	3,088	116.6600	130.66	403,478	1993	1993	0	0	0	32.00	68.00	VALUATION BY											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 0												Heated Area: 2514												
Roof Cover		14	PREFIN MT 100														HX Base Yr												
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 80																										
Interior Floor		15	HARDTILE 20																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2.5 100																										
Frame		01	NONE 100																										
Stories		1.	1. 100																										
Architectural		05	CONV 100																										
Units			0 100																										
Condition Adj		03	03 100																										
Kitchen Adjus		01	01 100																										
Quality		05	05																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA														03												
NEIGHBORHOOD/LOC		28216.020														1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,514	100		2,514	223,366																								
FGR	611	55		336	29,853																								
FOP	90	30		27	2,399																								
FSP	346	40		138	12,261																								
FST	133	55		73	6,486																								
TOTALS		3,694			3,088	274,365																							
EXTRA FEATURES					1085 NW BAUGHN ST, LAKE CITY																								
L N	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	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000														
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000														
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000														
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200														
5	9946	Well	0 100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000														
6	0258	PATIO	0 100	8	16	128.00	UT	1.40	1.40	100	1993	1993	3	100	179														
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200														
8	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000														
TOTAL OB/XF 12,579																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	LT		1.00	1.00	0.20	40,000.00	8,000.00	8,000												
2	6200	A	PASTURE 3	0		00	0.00	0.00	4.03	AC		1.00	1.00	1.00	280.00	280.00	1,128												
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	40,000.00	32,000.00	32,000												
REVIEW DATE 07/15/2024 BY tommy Total Acres: 5.03 Total Land Value: 9,128 Market: 32,000 Agricultural: 1,128 Common: 8,000 PRINTED 11/17/2025 BY SYS																													