

BEG AT SE COR LOT 5, PINEHILLS S
FT, N 209.77 FT, E 148.05 FT, S

BELL JOCOKOLYN MICHELLE GRAHAM/BELL JEFFREY ANTONI
1169 NW BAUGHN ST
LAKE CITY, FL 32025

2026

28-2S-16-01772-020



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	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

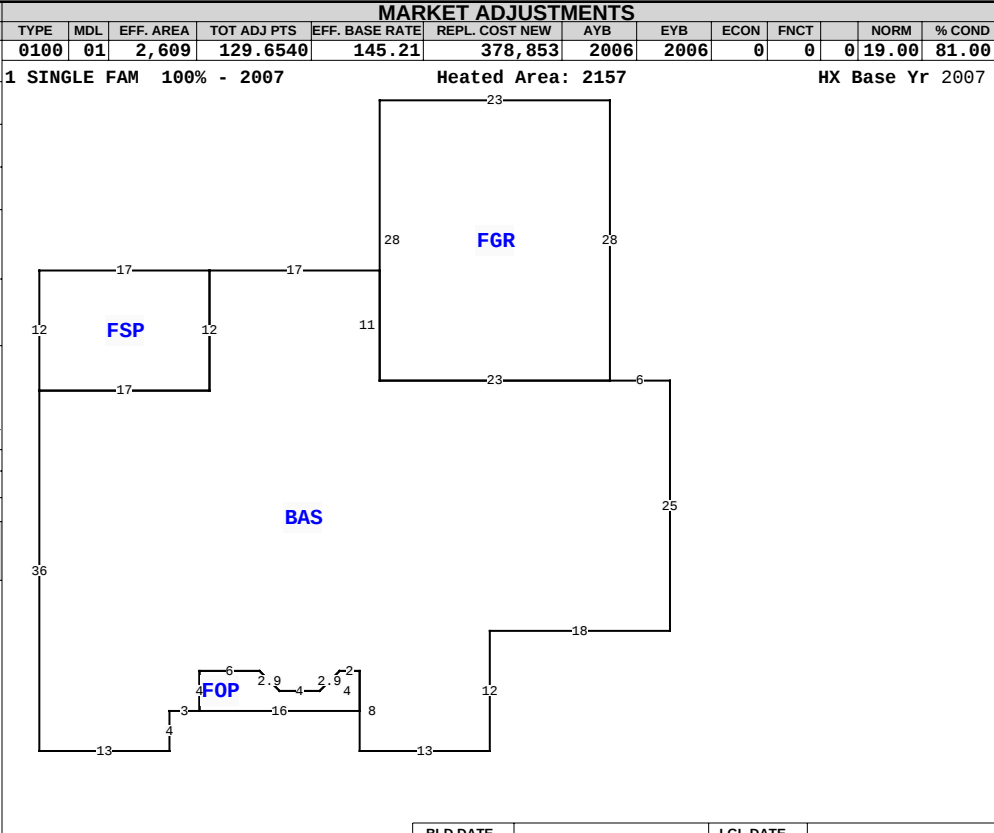
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,157	100		2,157	253,707
FGR	644	55		354	41,637
FOP	52	30		16	1,882
FSP	204	40		82	9,645

TOTALS	3,057			2,609	306,871
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
4	0296	SHED METAL	0 100	12	24	1.00	UT	2,500.00	2,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	0.72



1169 NW BAUGHN ST, LAKE CITY	BLD DATE		LGL DATE	04/21/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
4	0296	SHED METAL	0 100	12	24	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

TOTAL OB/XF										7,600						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	0.72	AC		1.00	1.00	1.00	9,500.00	9,500.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				306,871	
TOTAL MARKET OB/XF VALUE				7,600	
TOTAL LAND VALUE - MARKET				6,840	
TOTAL MARKET VALUE				321,311	
SOH/AGL Deduction				81,035	
ASSESSED VALUE				240,276	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				189,554	
TOTAL JUST VALUE				321,311	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				325,099	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1503/1350	11/27/2023	WD	U	I	11
GRANTOR: GRAHAM OZELL					
GRANTEE: BELL JOCOKOLYN MICH					
1038/2804	2/22/2005	WD	Q	V	06
GRANTOR: OZELL GRAHAM					
GRANTEE: OZELL GRAHAM & JOCO					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W17 FSP= W17 S12 E17 N12\$ S12 W17 S36 E13 N4 E3 FOP= E16 N4 W2 L2 D2 W4 U2 L2 W6 S4\$ N4 E6 R2 D2 E4 U2 R2 E2 S8 E13 N12 E18 N25 W6 FGR= N28 W23 S28 E23\$ W23 N11\$.									