COMM SE COR OF NW1/4 OF SE1/4
& RUN W ALONG S LINE 332.83 FT
N 882.24 FT TO POB, CONT N

PARNELL CLIFTON G
920 NW BAUGHN ST
LAKE CITY, FL 32055

2026

28-2S-16-01776-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

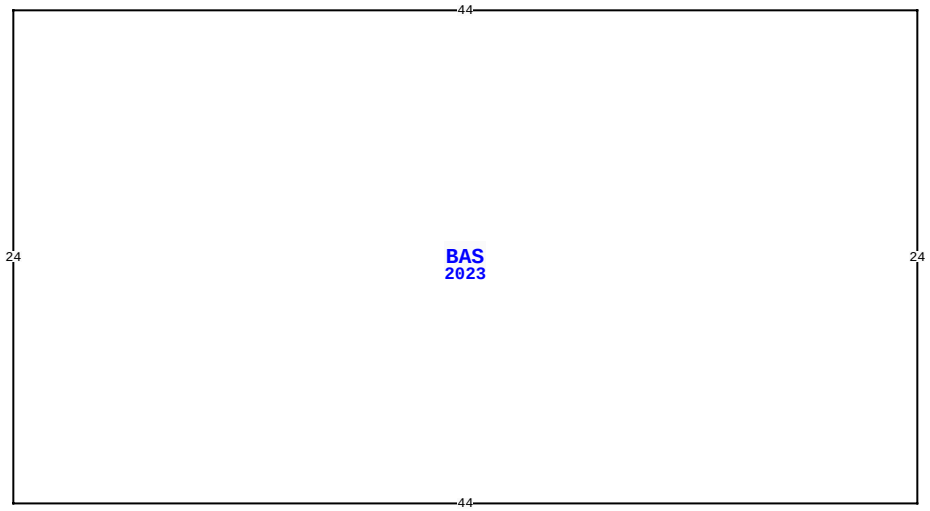
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	28216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2023	1,056	55,008
TOTALS	1,056			1,056	55,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,056	115.5000	94.71	100,014	1999	1999	0	0	0	45.00	55.00

3 MANUF 1 100% - 2023 Heated Area: 1056 HX Base Yr 2007



850 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,008
TOTAL MARKET OB/XF VALUE		16,200
TOTAL LAND VALUE - MARKET		61,320
TOTAL MARKET VALUE		95,926
SOH/AGL Deduction		25,519
ASSESSED VALUE		70,407
TOTAL EXEMPTION VALUE	HX HB	39,438
BASE TAXABLE VALUE		30,969
TOTAL JUST VALUE		132,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045568	Mobile Home		09/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/0482	4/17/2006	WD	U	I	08	18,000
GRANTOR: PATSY T SPEDDEN						
GRANTEE: CLIFTON G PARNELL						
1028/0191	10/08/2004	QC	Q	I	01	100
GRANTOR: GEORGE N SPEDDEN						
GRANTEE: PATSY T SPEDDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,12] E44 S24 W44 N24 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0060	CARPORT F	0	100	20	18	360.00	UT	5.00	5.00	50	2008	2008	3	50	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	0200	C	MBL HM	100		00	0.00	0.00	1.81	AC		1.00	1.00	1.00	6,000.00	6,000.00	10,860							
2	0200	C	MBL HM	100		00	0.00	0.00	2.01	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,060							
3	5600	A	TIMBER 3	0		00	0.00	0.00	8.00	AC		1.00	1.00	0.80	281.00	224.80	1,798							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.00	AC		1.00	1.00	0.80	6,000.00	4,800.00	38,400							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 11.82 Total Land Value: 24,718 Market: 38,400 Agricultural: 1,798 Common: 22,920 PRINTED 11/18/2025 BY SYS