NW DIV: COMM NE COR OF BLK "H"RU
POB. CONT S 103.87 FT, W 206.50
E 206.48 FT TO POB. (AKA S1/2 OF

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

2026

00-00-00-11533-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

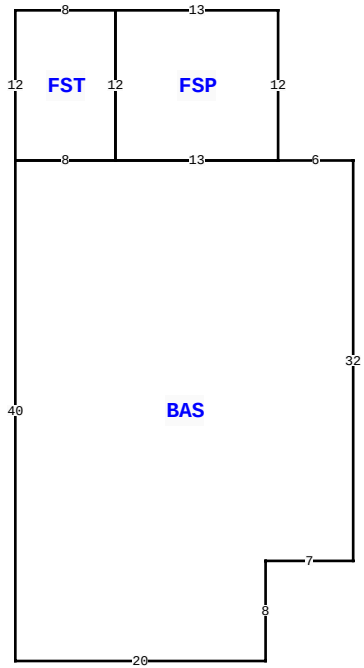
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	90,269
FSP	156	40		62	5,465
FST	96	55		53	4,672
TOTALS	1,276			1,139	100,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,139	106.8552	121.81	138,742	1940	2010	10	0	0	17.63	72.37

1 SINGLE FAM 0% - 0 Heated Area: 1024 HX Base Yr



942 NW GEORGIA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,408
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,289
TOTAL MARKET VALUE	104,697
SOH/AGL Deduction	30,672
ASSESSED VALUE	74,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,025
TOTAL JUST VALUE	104,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2233	ADDN SFR	75	07/11/2013
2233	ADDN SFR	75	07/25/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/2541	4/28/2011	WD	Q	I	01	20,000
GRANTOR: FREDERICK JOHNSON						
GRANTEE: OZELL & EMOGENE GRA						
0714/0405	3/23/1990	WD	Q	I		14,000
GRANTOR: GLADYS JOHNSON						
GRANTEE: FREDERICK JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FSP= N12 W13 S12 E13$ W13 FST= N12 W8 S12 E8 $ W8 S40 E20 N8 E7 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0			0.00	0.00	21,447.00	SF		1.00	1.00	0.40	0.50	0.20	4,289							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.49 Total Land Value: 4,289 Market: 0 Agricultural: 0 Common: 4,289 PRINTED 05/08/2026 BY SYS