

LOT 2 BLOCK A COUNTRY LANE
ESTATES S/D, EX THE W 130 FT
OF THE N 300 FT OF LOT 2 DESC

PALMER JOHN R JR & NANCY M/PALMER NANCY
696 NW BAUGHN ST
LAKE CITY, FL 32055

2026

28-2S-16-01771-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	2.	2.	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	28216.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	416	100	
BAS	1,254	100	
FOP	258	30	
FOP	336	30	
FUS	840	100	
UGR	744	45	
UOP	35	20	
TOTALS	3,883		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,030	115.0018	128.80	390,264	1994	1994	0	0	0	35.00	65.00
2 SINGLE FAM			100% - 0	Heated Area: 2510			HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		253,672	
TOTAL MARKET OB/XF VALUE		9,806	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		308,478	
SOH/AGL Deduction		133,874	
ASSESSED VALUE		174,604	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		123,193	
TOTAL JUST VALUE		308,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,478	
SALE:2:1: LOT 2, BLK A, COUNTRY LANE ESTATES			
BLDG:2:1: UUS TO FUS			
SALE:1:1: WD REPLACING AGREEMENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15731	GARAGE	60	07/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/1105	4/17/2018	LE	U	I	14	100
GRANTOR: JOHN R & NANCY M PALM						
GRANTEE: M GLOVER, J PALMER						
0789/1097	3/28/1994	WD	U	V	12	11,500
GRANTOR: ROGERS-WOODLAND PARNE						
GRANTEE: JOHN R & NANCY M PA						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	521.00	UT	1.50	1.50	100	2001	2001	3	100	782	
3	0021	BARN, FR AE	0	100	33	1,254.00	UT	6.00	6.00	100	1993	1993	3	100	7,524	
4	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/11/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
FOP= N8 W42 S8 E14 N6 E13 S6 E15\$ BAS= W15 N6 W13 S6 W14 S28			
FOP= S8 E42 N8 W42\$ E42 N16 BAS= E10 S4 E14 N7 UOP= E5 N7 W5			
S7\$ N12 UGR= N31 W24 S31 E24\$ W24 S15\$ N12\$ PTR= N40 FUS=			
N20 W42 S20 E42\$ S40\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000								