

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  
COLUMBIA COUNTY PROPERTY

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
2	SINGLE FAM	100%	- 0		397,233	1994	1994	0	0	35.00	65.00
				Heated Area: 2510			HX Base Yr				

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				258,201		
TOTAL MARKET OB/XF VALUE				9,806		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				308,007		
SOH/AGL Deduction				133,403		
ASSESSED VALUE				174,604		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				123,193		
TOTAL JUST VALUE				308,007		
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						
BUILDING NOTES						
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\$.						

EXTRA FEATURES															696 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	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	
TOTAL OB/XF 9,806																

LAND DESCRIPTION																								
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	40,000.00	40,000.00	40,000							