LOT 6 PINEHILLS S/D.
ORB 623-571.

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

2027

28-2S-16-01772-006

BUILDING CHARACTERISTICS

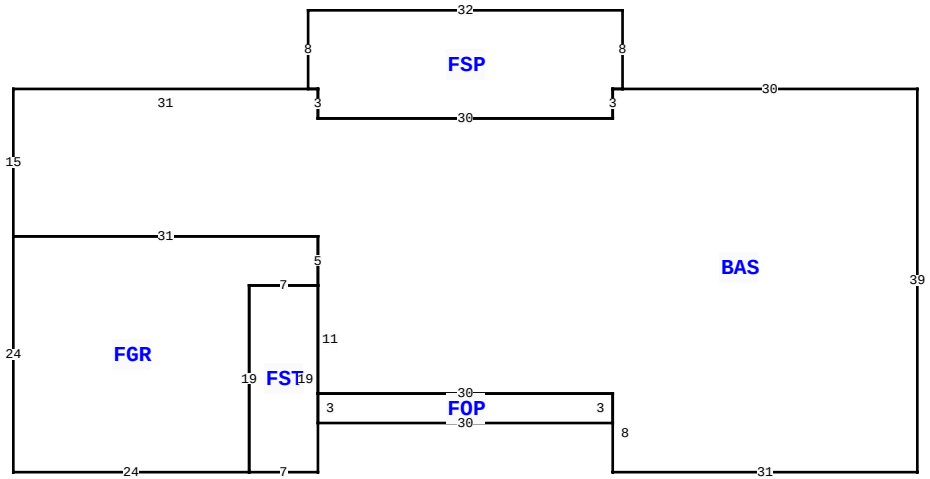
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	28216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100		2,514	219,383
FGR	611	55		336	29,321
FOP	90	30		27	2,356
FSP	346	40		138	12,043
FST	133	55		73	6,370
TOTALS	3,694			3,088	269,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,088	116.6600	128.33	396,283	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 0 Heated Area: 2514 HX Base Yr



1085 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	05/15/2022 SPF

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0258	PATIO	0	100	8	16	128.00	UT	1.40	1.40	100	1993	1993	3	100	179	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		269,472
TOTAL MARKET OB/XF VALUE		12,579
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		292,179
SOH/AGL Deduction		100,865
ASSESSED VALUE		191,314
TOTAL EXEMPTION VALUE	HX HB VP	93,382
BASE TAXABLE VALUE		97,932
TOTAL JUST VALUE		327,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049648	Electrical Servic	0	04/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0623/0571	5/15/1987	WD	U	V		9,000

GRANTOR: DICKS LENVIL H

GRANTEE: GRAHAM OZELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N8 W32 S8 E1 S3 E30 N3 E1$ W1 S3 W30 N3 W31S15
FGR= S24 E24 N19 E7 N5 W31$ E31 S5 FST= W7 S19 E7 N19$ S11
FOP= S3 E30 N3 W30$E30 S8 E31 N39$.

LAND DESCRIPTION

TOTAL OB/XF 12,579

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.20	45,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	4.03	AC		1.00	1.00	1.00	280.00	280.00	1,128							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 5.03 Total Land Value: 10,128 Market: 36,000 Agricultural: 1,128 Common: 9,000 PRINTED 11/17/2026 BY SYS