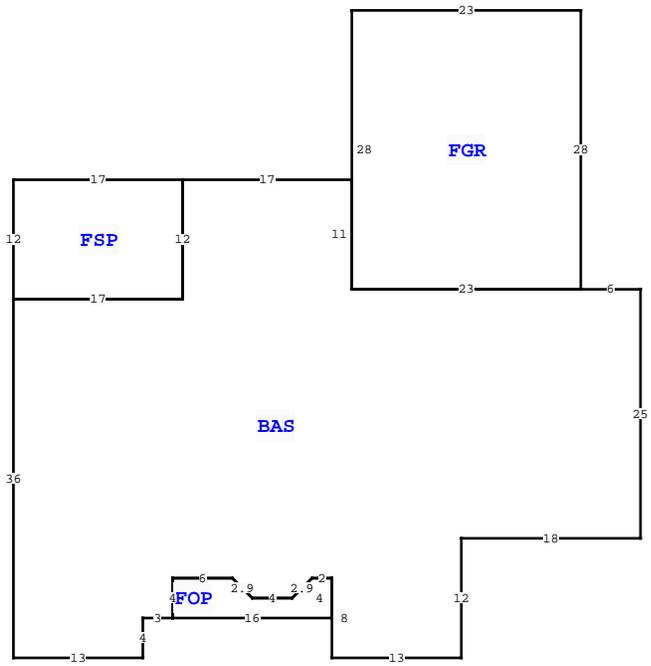


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	28216.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,157	100	
FGR	644	55	
FOP	52	30	
FSP	204	40	
TOTALS	3,057		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 2007										Heated Area: 2157	HX Base Yr 2007



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			306,871
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			8,640
TOTAL MARKET VALUE			323,111
SOH/AGL Deduction			83,534
ASSESSED VALUE			239,577
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			188,166
TOTAL JUST VALUE			323,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1350	11/27/2023	WD	U	I	11	100
GRANTOR: GRAHAM OZELL						
GRANTEE: BELL JOCOKOLYN MICH						
1038/2804	2/22/2005	WD	Q	V	06	43,900
GRANTOR: OZELL GRAHAM						
GRANTEE: OZELL GRAHAM & JOCO						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2006	2006	3	100	2,000		
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	1,500		
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,600		
4	0296	SHED METAL	0	100	12	24	1.00	UT	2,500.00	100	2023	2022		100	2,500		
TOTALS														3,057	2,609	306,871	

1169 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS
BAS= W17 FSP= W17 S12 E17 N12\$ S12 W17 S36 E13 N4 E3 FOP= E16 N4 W2 L2 D2 W4 U2 L2 W6 S4\$ N4 E6 R2 D2 E4 U2 R2 E2 S8 E13 N12 E18 N25 W6 FGR= N28 W23 S28 E23\$ W23 N11\$.

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	0.72	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,640							