LOT 5 PINEHILLS S/D.

629-483, 1038-2804, WD 1503-1350

BELL JOCOKOLYN MICHELLE GRAHAM/BELL JEFFREY ANTONI
1169 NW BAUGHN ST
LAKE CITY, FL 32025

2027

28-2S-16-01772-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

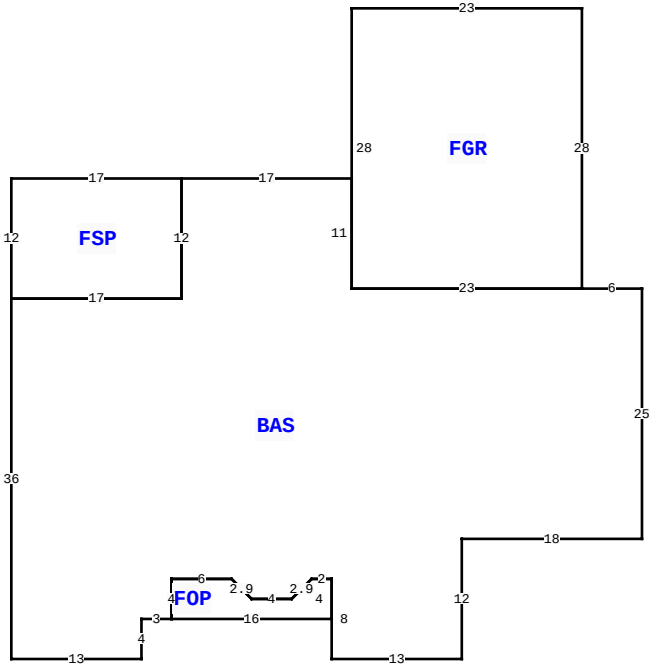
NEIGHBORHOOD/LOC 28216.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,157	100		2,157	249,181
FGR	644	55		354	40,894
FOP	52	30		16	1,848
FSP	204	40		82	9,473
TOTALS	3,057			2,609	301,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,609	129.6540	142.62	372,096	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2157 HX Base Yr 2007



1169 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
4	0296	SHED METAL	0	100	12	24	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	301,398
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	45,630
TOTAL MARKET VALUE	354,628
SOH/AGL Deduction	68,714
ASSESSED VALUE	285,914
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	234,503
TOTAL JUST VALUE	354,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056911	Storage Building	20,475	11/03/2026
16292	SFR	310	11/06/1999
13612	M H	125	02/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1579/489	9/30/2026	WD	U	V	11	100
GRANTOR: GRAHAM OZELL						
GRANTEE: BELL JOCOKOLYN MICH						
1503/1350	11/27/2023	WD	U	I	11	100
GRANTOR: GRAHAM OZELL						
GRANTEE: BELL JOCOKOLYN MICH						

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 7,600

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		A-1	0.00	0.00	0.72	AC		1.00	1.00	1.00	9,000.00	9,000.00	6,480							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.35	AC		1.00	1.00	1.00	9,000.00	9,000.00	39,150							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 5.07 Total Land Value: 45,630 Market: 0 Agricultural: 0 Common: 45,630 PRINTED 11/16/2026 BY SYS