LOT 21 BLOCK B SUWANNEE HILLS S/
ORB 648-650, 790-589, 835-627, T

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

**2026**

**28-2S-16-01772-148**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 28216.030 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 38,540 |
| TOTAL MARKET VALUE | 1,393 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,393 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,393 |
| TOTAL JUST VALUE | 38,540 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 30,020 |

SALE:2:1: CERTIFICATE OF TITLE

SALE:1:1: LOT 21 BLOCK B

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1293/1375 | 4/21/2015 | TD | U | V | 18 | 3,100 |
| GRANTOR: CLRK OF COURT (RICHAR | | | | | | |
| GRANTEE: OZELL & EMOGENE GRA | | | | | | |
| 0835/0627 | 9/10/1996 | WD | Q | V | | 11,000 |
| GRANTOR: ROGERS & WOODLAND | | | | | | |
| GRANTEE: WOHLSCHLEGEL | | | | | | |

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

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 4.26 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,193 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.26 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 38,340 | | | | | | | |
| 3 | 9630 | C | SWAMP | 0 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 200 | | | | | | | |

REVIEW DATE 05/11/2026 BY MLU Total Acres: 6.26 Total Land Value: 1,393 Market: 38,340 Agricultural: 1,193 Common: 200 PRINTED 05/12/2026 BY SYS