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

2027

28-2S-16-01772-148

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

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

COLUMBIA COUNTY PROPERTY

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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	38,540

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						

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 11/17/2026 BY SYS