SE1/4 OF NW1/4.
LIFE ESTATE ORB 819-2401,
SEE NOTE RE#01684-000,

GRAHAM OZELL
1085 NW BAUGHN ST
LAKE CITY, FL 32055

2027

28-2S-16-01773-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.00	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	05/18/2026 MLU
INC DATE		AG DATE	05/15/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,000
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	33,200
SOH/AGL Deduction	0
ASSESSED VALUE	33,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,200
TOTAL JUST VALUE	182,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,000

SALE:1:1: 40 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/2607	5/30/1996	WD	Q	V		50,000

GRANTOR: HEIRS OF E BOWLES

GRANTEE: OZELL GRAHAM

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
1	0040	BARN,POLE	0	0	40	60	2,400.00	UT	5.00	5.00	100	2008	2008	3	100	12,000	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 22,000

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	40.00	AC		1.00	1.00	1.00	280.00	280.00	11,200							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	160,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 40.00 Total Land Value: 11,200 Market: 160,000 Agricultural: 11,200 Common: 0 PRINTED 11/17/2026 BY SYS