

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

2026

28-2S-16-01773-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 162,000 SALE:1:1: 40 AC																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0825/2607</td> <td>5/30/1996</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>50,000</td> </tr> </tbody> </table> GRANTOR: HEIRS OF E BOWLES GRANTEE: OZELL GRAHAM										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0825/2607	5/30/1996	WD	Q	V		50,000
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TOTALS EXTRA FEATURES										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>SPF</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/18/2026</td> <td></td> <td>05/15/2022</td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF				05/18/2026		05/15/2022										
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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	0040	BARN, POLE	0	0	40	60	2,400.00	UT	5.00	100	2008	2008	3	100	12,000																												
2	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	100	2018	2018	3	100	10,000																												
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/08/2026 BY SYS																																											