COMM NW COR OF SE1/4, S 70.94 FT
496.65 FT TO N R/W OF NW BAUGHN
TO A CURVE, NE ALONG CURVE 152.1

PITTS ELIZABETH
1013 NW BAUGHN ST
LAKE CITY, FL 32055

2027

28-2S-16-01776-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

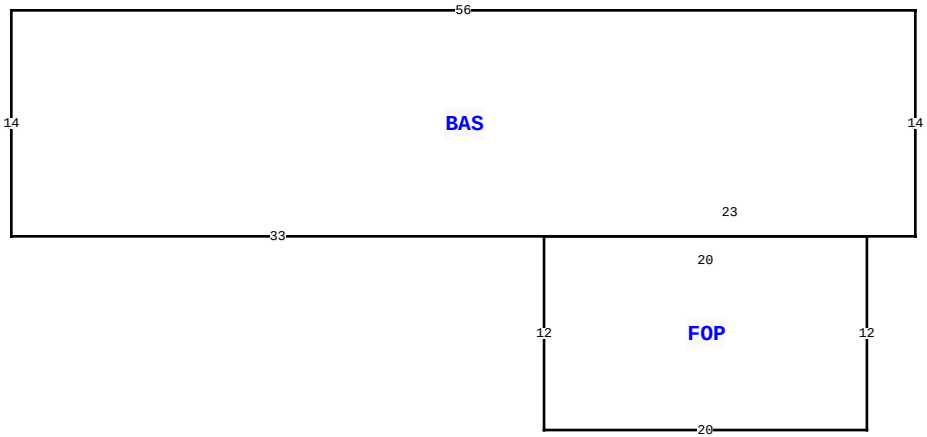
NEIGHBORHOOD/LOC 28216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,668
FOP	240	35		84	1,893
TOTALS	1,024			868	19,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	868	93.9000	56.34	48,903	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr



1013 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,561
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	31,460
TOTAL MARKET VALUE	58,121
SOH/AGL Deduction	7,014
ASSESSED VALUE	51,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,107
TOTAL JUST VALUE	58,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,807

XFOB:1:1: SHELBY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2207	7/28/2026	WD	U	I	11	100
GRANTOR: PARNELL BELINDA						
GRANTEE: PITTS ELIZABETH						
1571/310	6/09/2026	PR	U	I	11	0
GRANTOR: PARNELL JAMES L						
GRANTEE: PARNELL JACQUELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E33 FOP= S12 E20 N12 W20$ E23 N14$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.42	AC		1.00	1.00	1.00	13,000.00	13,000.00	31,460							

REVIEW DATE BY Total Acres: 2.42 Total Land Value: 31,460 Market: 0 Agricultural: 0 Common: 31,460 PRINTED 11/17/2026 BY SYS