

COMM SE COR OF NW1/4 OF SE1/4 &  
 LINE 332.83 FT, N 882.24 FT TO P  
 408.46 FT TO S R/W LINE OF BAUGH

PARNELL CLIFTON G  
 920 NW BAUGHN ST  
 LAKE CITY, FL 32055

**2026**

28-2S-16-01776-006  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |        |
|--------------------------|------------------|--------------|--------|
| ELEMENT                  | CD               |              |        |
| Exterior Wall            | 31               | VINYL SID    | 100    |
| Exterior Wall            | 00               | N/A          | 0      |
| Roof Structure           | 03               | GABLE/HIP    | 100    |
| Roof Cover               | 03               | COMP SHNGL   | 100    |
| Interior Wall            | 05               | DRYWALL      | 100    |
| Interior Floor           | 12               | HARDWOOD     | 50     |
| Interior Floor           | 14               | CARPET       | 50     |
| Air Condition            | 03               | CENTRAL      | 100    |
| Heating Type             | 04               | AIR DUCTED   | 100    |
| Bedrooms                 |                  | 3            | 100    |
| Bathrooms                |                  | 2            | 100    |
| Frame                    | 01               | NONE         | 100    |
| Stories                  | 1.               | 1.           | 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   |
| BAS                      | 1,056            | 100          | 2023   |
| TOTALS                   | 1,056            |              | 1,056  |
|                          |                  |              | 54,339 |

| MARKET ADJUSTMENTS   |       |           |             |                   |                |        |                 |      |      |            |        |       |
|--|-------|-----------|-------------|-------------------|----------------|--------|-----------------|------|------|------------|--------|-------|
| TYPE   | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB    | EYB             | ECON | FNCT | NORM       | % COND |       |
| 1  | MANUF | 1         | 100% - 2023 |                   | 93.56          | 98,799 | 1999            | 1999 | 0    | 0          | 45.00  | 55.00 |
|  |       |           |             | Heated Area: 1056 |                |        | HX Base Yr 2007 |      |      |            |        |       |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">44</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">44</span> <span style="position: absolute; left: 24%; top: 50%; transform: translate(0, -50%);">24</span> <span style="position: absolute; right: 24%; top: 50%; transform: translate(0, -50%);">24</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS<br/>2023</p> </div> </div> |       |           |             |                   |                |        |                 |      |      |            |        |       |
| BLD DATE   |       |           |             |                   |                |        |                 |      |      |            |        |       |
| XF DATE  |       |           |             |                   |                |        |                 |      |      |            |        |       |
| INC DATE   |       |           |             |                   |                |        |                 |      |      |            |        |       |
| LGL DATE   |       |           |             |                   |                |        |                 |      |      | 05/12/2026 | MLU    |       |
| AG DATE  |       |           |             |                   |                |        |                 |      |      | 05/15/2022 | SPF    |       |

| COLUMBIA COUNTY PROPERTY  |             |              |             |
|---------------------------|-------------|--------------|-------------|
| VALUATION SUMMARY         |             |              | PAGE 1 of 1 |
| VALUATION BY              |             | STANDARD     |             |
| Tax Group: 3              |             | Tax Dist:    |             |
| BUILDING MARKET VALUE     |             | 54,339       |             |
| TOTAL MARKET OB/XF VALUE  |             | 16,200       |             |
| TOTAL LAND VALUE - MARKET |             | 31,720       |             |
| TOTAL MARKET VALUE        |             | 102,259      |             |
| SOH/AGL Deduction         |             | 39,258       |             |
| ASSESSED VALUE            |             | 63,001       |             |
| TOTAL EXEMPTION VALUE     |             | HX HB 32,032 |             |
| BASE TAXABLE VALUE        |             | 30,969       |             |
| TOTAL JUST VALUE          |             | 102,259      |             |
| NCON VALUE                |             | 0            |             |
| INCOME VALUE              |             |              |             |
| PREVIOUS YEAR MKT VALUE   |             | 132,528      |             |
| PERMIT NUM                | DESCRIPTION | AMT          | ISSUED      |
| 000045568                 | Mobile Home |              | 09/27/2022  |

| SALES DATA                 |            |           |       |       |        |            |
|----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number          | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1081/0482                  | 4/17/2006  | WD        | U     | I     | 08     | 18,000     |
| GRANTOR: PATSY T SPEDDEN   |            |           |       |       |        |            |
| GRANTEE: CLIFTON G PARNELL |            |           |       |       |        |            |
| 1028/0191                  | 10/08/2004 | QC        | Q     | I     | 01     | 100        |
| GRANTOR: GEORGE N SPEDDEN  |            |           |       |       |        |            |
| GRANTEE: PATSY T SPEDDEN   |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |        |       |                |           |         |             |
|----------------|------------|-------------|---------|-----|----|-------|--------|-------|----------------|-----------|---------|-------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT     | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00   | UT    | 7,000.00       | 100       |         |             |
| 2              | 0060       | CARPORT F   | 0       | 100 | 20 | 18    | 360.00 | UT    | 5.00           | 50        | 2008    | 2008        |
| 3              | 9945       | Well/Sept   | 0       | 0   | 0  | 0     | 1.00   | UT    | 7,000.00       | 100       |         |             |
| 4              | 0080       | DECKING     | 0       | 100 | 0  | 0     | 1.00   | UT    | 100.00         | 100       | 2023    | 2022        |
| 5              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | 1.00   | UT    | 1,200.00       | 100       | 2023    | 2022        |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |           |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|
| 16,200      |          |     |                      |     |     |          |       |       |             |           |     |           |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |
| 1           | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 1.81        | AC        |     | 1.00      |
| 2           | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 0.63        | AC        |     | 1.00      |

| BUILDING NOTES                              |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                         |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=17,12] E44 S24 W44 N24 \$ |  |  |  |  |  |  |  |  |  |  |  |  |

| 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   | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 1.81        | AC        |     | 1.00      | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 23,530     |                             |      |         |      |     |    |        |
| 2   | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 0.63        | AC        |     | 1.00      | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 8,190      |                             |      |         |      |     |    |        |