

COMM SE COR OF NW1/4 OF SE1/4
& RUN W ALONG S LINE 332.83 FT
N 882.24 FT TO POB, CONT N

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

2026

28-2S-16-01776-006

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
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	5000	IMPROVED	AG			
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	1,056	100	2023	1,056	56,349	
TOTALS	1,056			1,056	56,349	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2000	02	1,056	115.5000	97.02	102,453	1999	1999	0	0	0	45.00	55.00
3 MANUF 1			100% - 2023			Heated Area: 1056			HX Base Yr 2007			

BAS
2023

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		56,349	
TOTAL MARKET OB/XF VALUE		16,200	
TOTAL LAND VALUE - MARKET		76,650	
TOTAL MARKET VALUE		102,997	
SOH/AGL Deduction		32,772	
ASSESSED VALUE		70,225	
TOTAL EXEMPTION VALUE		39,256	
BASE TAXABLE VALUE		30,969	
TOTAL JUST VALUE		149,199	
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0	UT	1.00	7,000.00	100			3	100	7,000	
2	0060	CARPORT F	0	100	20	18	UT	5.00	5.00	50	2008	2008	3	50	900	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	UT	100.00	100.00	100	2023	2022		100	100	
5	0296	SHED METAL	0	100	0	0	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

TOTAL OB/XF													16,200				
850 NW BAUGHN ST, LAKE CITY																	

BUILDING NOTES												

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

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	7,500.00	7,500.00	13,575								
2	0200	C	MBL HM	100		00	0.00	0.00	2.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,075								
3	5600	A	TIMBER 3	0		00	0.00	0.00	8.00	AC		1.00	1.00	0.80	281.00	224.80	1,798								
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.00	AC		1.00	1.00	0.80	7,500.00	6,000.00	48,000								