BEG SE COR OF NW1/4 OF SE1/4, W
840.18 FT, N 85 DEG E 71.77 FT,
FT TO S R/W OF NW BAUGHN ST, N 8

COFFEY KENNETH M/JOHNSON LINDA S
920 NW BAUGHN ST
LAKE CITY, FL 32055

2027

28-2S-16-01776-007

BUILDING CHARACTERISTICS

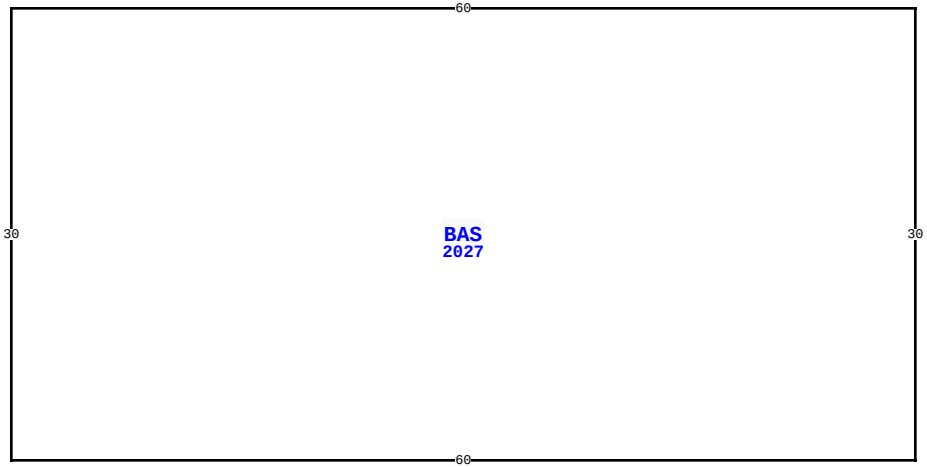
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,800	100	2027	1,800	187,019
TOTALS	1,800			1,800	187,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	114.0000	106.02	190,836	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1800 HX Base Yr



846 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	187,019
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	93,800
TOTAL MARKET VALUE	210,067
SOH/AGL Deduction	7,408
ASSESSED VALUE	202,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,659
TOTAL JUST VALUE	287,819
NCON VALUE	187,019
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056590	Storage Building	11,725	09/16/2026
000056002	Mobile Home		06/29/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1786	5/14/2026	WD	Q	V	01	140,000

GRANTOR: PARNELL CLIFTON G

GRANTEE: COFFEY KENNETH M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,10] E60 S30 W60 N30 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		00	0.00	0.00	1.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	13,800							
2	5600	A	TIMBER 3	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	281.00	281.00	2,248							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	80,000							

REVIEW DATE 09/22/2026 BY TP Total Acres: 9.38 Total Land Value: 16,048 Market: 80,000 Agricultural: 2,248 Common: 13,800 PRINTED 11/17/2026 BY SYS