

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

2026

28-2S-16-01776-007


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 93,800 TOTAL MARKET VALUE 16,048 SOH/AGL Deduction 7,989 ASSESSED VALUE 8,059 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,059 TOTAL JUST VALUE 93,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
DOR CODE 5600 TIMBERLAND 70-79										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																										
TOTALS										850 NW BAUGHN ST, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU 05/15/2022 SPF											
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															
EXTRA FEATURES																															
LAND DESCRIPTION																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	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														