

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 9/15/2022

Parcel: << 28-2S-16-01776-006 (5774) >>

## Owner & Property Info

Owner	<b>PARNELL CLIFTON G</b> 920 NW BAUGHN ST LAKE CITY, FL 32055		
Site	850 NW BAUGHN St, LAKE CITY 920 NW BAUGHN St		
Description*	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 408.46 FT TO S R/W LINE OF BAUGHN RD TO PT OF CURVE, RUN SW'ERLY ALONG ARC OF CURVE 220.30 FT, RUN SW 123.93 FT, RUN SE 239.51 FT, NE 164.93 FT TO POB. ALSO THE E 331.0 ...more>>>		
Area	11.82 AC	S/T/R	28-2S-16
Use Code**	IMPROVED AG (5000)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$17,960	Mkt Land	\$11,460
Ag Land	\$1,709	Ag Land	\$1,837
Building	\$16,082	Building	\$19,005
XFOB	\$4,980	XFOB	\$11,480
Just	\$58,059	Just	\$60,982
Class	\$40,731	Class	\$43,782
Appraised	\$40,731	Appraised	\$43,782
SOH Cap [?]	\$3,823	SOH Cap [?]	\$4,575
Assessed	\$36,908	Assessed	\$39,207
Exempt	HX HB \$17,913	Exempt	HX HB \$19,028
Total Taxable	county:\$18,995 city:\$0 other:\$0 school:\$18,995	Total Taxable	county:\$20,179 city:\$0 other:\$0 school:\$20,179



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/17/2006	\$18,000	1081/0482	WD	I	U	08
10/8/2004	\$100	1028/0191	QC	I	U	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	MOBILE HME (0800)	1973	1344	1554	\$11,306
<a href="#">Sketch</a>	MOBILE HME (0800)	1986	1568	2304	\$7,699

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0296	SHED METAL	0	\$280.00	80.00	8 x 10

0296	SHED METAL	2008	\$100.00	1.00	0 x 0
0296	SHED METAL	2013	\$200.00	1.00	0 x 0
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0060	CARPORT F	2008	\$1,800.00	360.00	20 x 18
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0296	SHED METAL	2008	\$100.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2008	\$100.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.810 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$5,430
0200	MBL HM (MKT)	2.010 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$6,030
5600	TIMBER 3 (AG)	8.000 AC	1.0000/1.0000 1.0000/.8000000 /	\$230 /AC	\$1,837
9910	MKT.VAL.AG (MKT)	8.000 AC	1.0000/1.0000 1.0000/.8000000 /	\$2,380 /AC	\$19,037