ALL OF NW1/4 OF SE1/4 LYING N
OF BAUGHN RD.
DC 1230-1496;ROSEMARY PARNELL,

PARNELL JAMES L
915 NW BAUGHN ST
LAKE CITY, FL 32055

2026

28-2S-16-01776-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

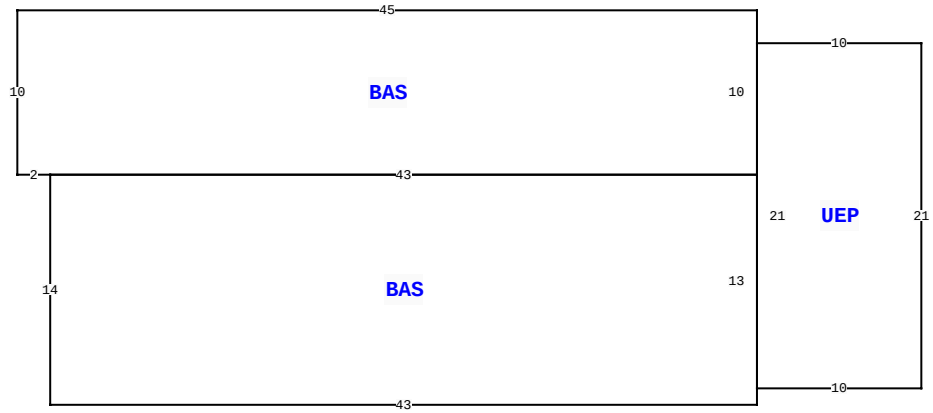
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
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	450	100		450	10,489
BAS	602	100		602	14,032
UEP	210	70		147	3,426
TOTALS	1,262			1,199	27,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,199	97.1100	58.27	69,866	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1052 HX Base Yr



915 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,507
TOTAL MARKET OB/XF VALUE	14,900
TOTAL LAND VALUE - MARKET	46,200
TOTAL MARKET VALUE	108,607
SOH/AGL Deduction	0
ASSESSED VALUE	108,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,607
TOTAL JUST VALUE	108,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,607

XFOB:1:1: SHELBY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15106	M H	125	02/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0584/0520	12/01/1985	WD	Q	V	01	13,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S14 E43 N1 UEP= E10 N21W10 S21$ N13 W43$ BAS= E43 N10 W45 S10 E2$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 14,900

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		A-1	0.00	0.00	6.60	AC		1.00	1.00	1.00	7,000.00	7,000.00	46,200							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 6.60 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 09/24/2025 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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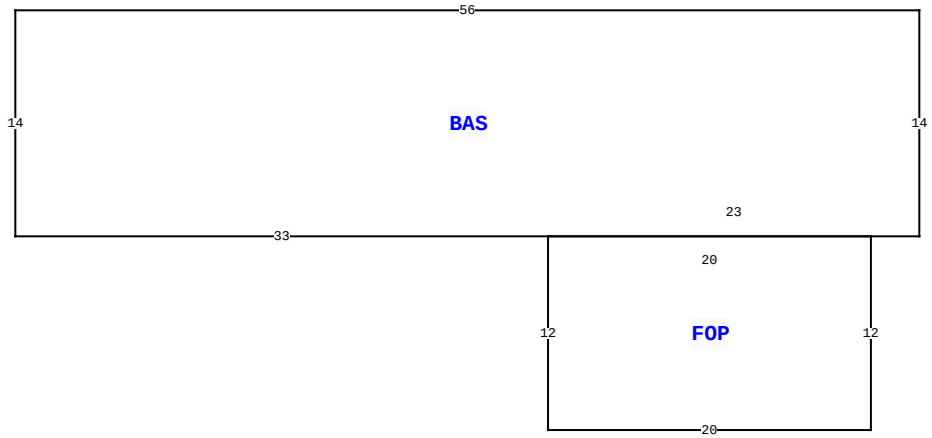
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
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	784	100		784	17,668
FOP	240	35		84	1,893
TOTALS	1,024			868	19,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	868	93.9000	56.34	48,903	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 784 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,607
TOTAL JUST VALUE	108,607
NCON VALUE	0
INCOME VALUE	
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E33 FOP= S12 E20 N12 W20$ E23 N14$.

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

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

REVIEW DATE 04/10/2023 BY kellen Total Acres: 6.60 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 09/24/2025 BY SYS