NE DIV: COMM NW COR FOR POB, RUN
S 90 FT, W 80 FT, N 90 FT TO POB

BELL JEFFERY/BELL JOCOKOLYN
1169 NW BAUGHN
LAKE CITY, FL 32055

2026

00-00-00-10926-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

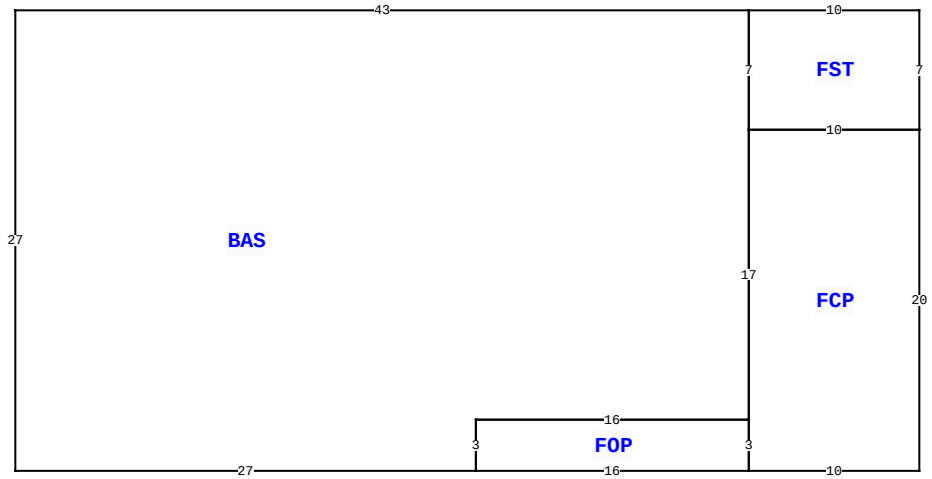
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,113	100		1,113	70,857
FCP	200	25		50	3,183
FOP	48	30		14	892
FST	70	55		38	2,419
TOTALS	1,431			1,215	77,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,215	103.3438	115.75	140,636	1986	1986	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1113 HX Base Yr



528 NE MONTANA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,350
TOTAL MARKET OB/XF VALUE	990
TOTAL LAND VALUE - MARKET	3,420
TOTAL MARKET VALUE	81,760
SOH/AGL Deduction	0
ASSESSED VALUE	81,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,760
TOTAL JUST VALUE	81,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047561	Electrical Servic	0	06/28/2023
197	MAINT/ALTR	50	05/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1473	6/14/2023	WD	U	I	19	80,000
GRANTOR: FLEMING JACQUELONE AS						
GRANTEE: BELL JEFFERY						
1477/2692	10/24/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: WILLIAMS EDNA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S27 E27 FOP= E16 N3W16 S3$ N3 E16 FCP= S3 E10 N20 W10 S17$ N17 FST= E10 N7 W10 S7$ N7$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	390	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 990

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	0100	C	SFR	0		*RSF	-190.00	80.00	7,200.00	SF		1.00	1.00	0.95	0.50	0.48	3,420							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.17 Total Land Value: 3,420 Market: 0 Agricultural: 0 Common: 3,420 PRINTED 11/07/2025 BY SYS