NW DIV ALL S OF US- 41 BLOCK J
471-56, 574-473, 650-834, 829-25

WILSON KANDI SHANAE
463 NW BAUGHN ST
LAKE CITY, FL 32055

**2026**

**00-00-00-11554-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

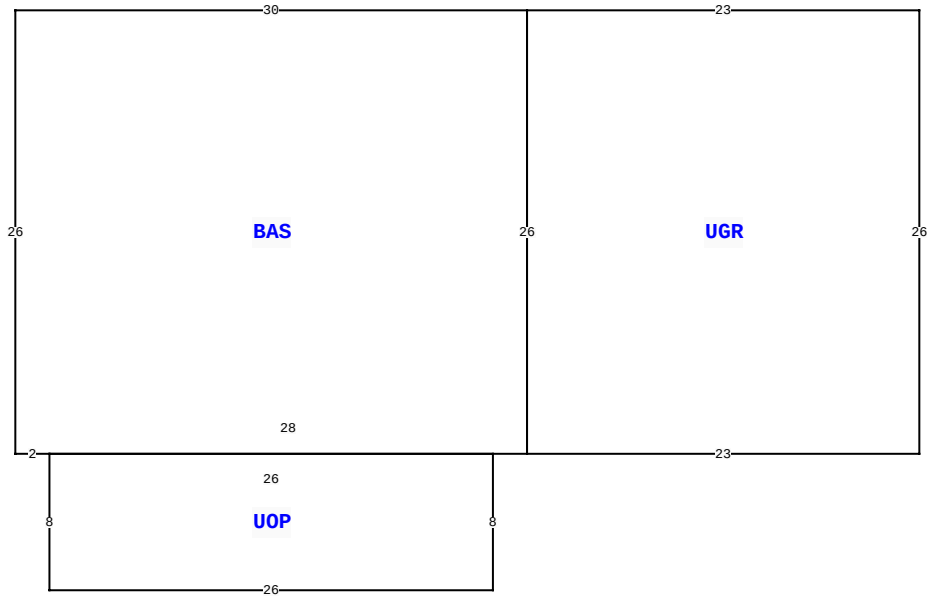
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 25 | MOD METAL 50 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Plumbing | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 03 | 03 |
| DOR CODE | 2700 | VEH SALE/REPAIR |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 780 | 100 | | 780 | 15,764 |
| UGR | 598 | 50 | | 299 | 6,043 |
| UOP | 208 | 30 | | 62 | 1,253 |
| TOTALS | 1,586 | | | 1,141 | 23,060 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6600 | 06 | 1,141 | 82.4985 | 40.42 | 46,119 | 1960 | 1960 | 0 | 0 | 0 | 50.00 | 50.00 |

1 VEH SALE/R 0% - 2022 Heated Area: 780 HX Base Yr




952 NW MAIN BLVD, 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 | 23,060 |
| TOTAL MARKET OB/XF VALUE | 3,483 |
| TOTAL LAND VALUE - MARKET | 8,400 |
| TOTAL MARKET VALUE | 34,943 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 34,943 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 34,943 |
| TOTAL JUST VALUE | 34,943 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 34,943 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1438/1163 | 5/25/2021 | QC | U | I | 11 | 100 |
| GRANTOR: WILSON JAMES | | | | | | |
| GRANTEE: WILSON KANDI SHANAE | | | | | | |
| 1366/1790 | 8/10/2018 | WD | Q | I | 01 | 40,000 |
| GRANTOR: MICHAEL DAVIS | | | | | | |
| GRANTEE: JAMES WILSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S26E2 UOP= S8 E26 N8 W26$ E28 N26$ UGR= S26 E23N26 W23$.

## 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 | 1,500.00 | 1,500.00 | 50 | 0 | 0 | 3 | 50 | 750 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 228.00 | UT | 2.00 | 2.00 | 100 | 0 | 0 | 3 | 100 | 456 | |
| 3 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 319.00 | UT | 3.80 | 3.80 | 100 | 0 | 0 | 3 | 100 | 1,212 | |
| 4 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1,014.00 | UT | 4.20 | 4.20 | 25 | 0 | 0 | 3 | 25 | 1,065 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,483

| 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 | 2700 | C | AUTO SALES | 0 | | *CI | 0.00 | 0.00 | 21,000.00 | SF | | 1.00 | 1.00 | 0.80 | 0.50 | 0.40 | 8,400 | | | | | | | |

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.48 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/18/2025 BY SYS