S DIV: LOT 89 BLOCK H CANOVA S/D
295-15, DC 873-2003, WD 1081-615

BAUMGARDNER RANDALL W/BAUMGARDNER BRIGITA SUNSHYNE
294 SE CAMP ST
LAKE CITY, FL 32025

2026

00-00-00-13730-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

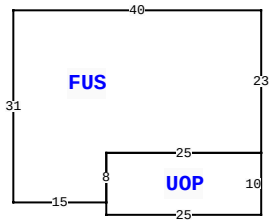
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

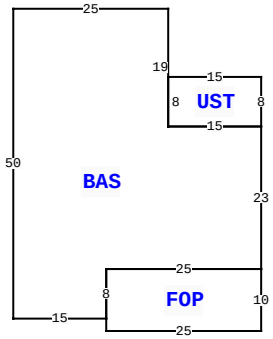
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100		1,515	131,316
FOP	250	30		75	6,501
FUS	1,040	100		1,040	90,145
UOP	250	20		50	4,334
UST	120	45		54	4,681
TOTALS	3,175			2,734	236,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,734	119.0656	133.35	364,579	1900	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2555 HX Base Yr 2023





294 SE CAMP 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		236,976
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		7,200
TOTAL MARKET VALUE		245,676
SOH/AGL Deduction		14,437
ASSESSED VALUE		231,239
TOTAL EXEMPTION VALUE	HX HB 13	231,239
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		245,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/2676	2/16/2022	WD	Q	I	01	305,000
GRANTOR: LUTZ JOY						
GRANTEE: BAUMGARDNER RANDALL						
1414/1329	7/01/2020	WD	U	I	12	50,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JOY & OWEN LUTZ (W/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S50 E15 FOP= S2 E25 N10 W25 S8$ N8 E25 N23 UST= N8 W15 S8 E15$ W15 N19 $ PTR=N30 FUS= N23 W40 S31 E15 UOP= S2 E25 N10W25 S8$ N8 E25$ S30$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	100		00	80.00	120.00	9,600.00	SF		1.00	1.00	1.00	0.75	0.75	7,200							

REVIEW DATE 06/02/2017 BY DF Total Acres: 0.22 Total Land Value: 7,200 Market: 0 Agricultural: 0 Common: 7,200 PRINTED 10/27/2025 BY SYS