COMM AT NE COR OF SE1/4 OF THE S
604.63 FT, S 11 DEG W 283.73 FT,
S 87 DEG E 345.02 FT, S 11 DEG W

BAICH ADAM J
895 SE ACADEMIC AVE
LAKE CITY, FL 32025

2026

01-4S-17-07475-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

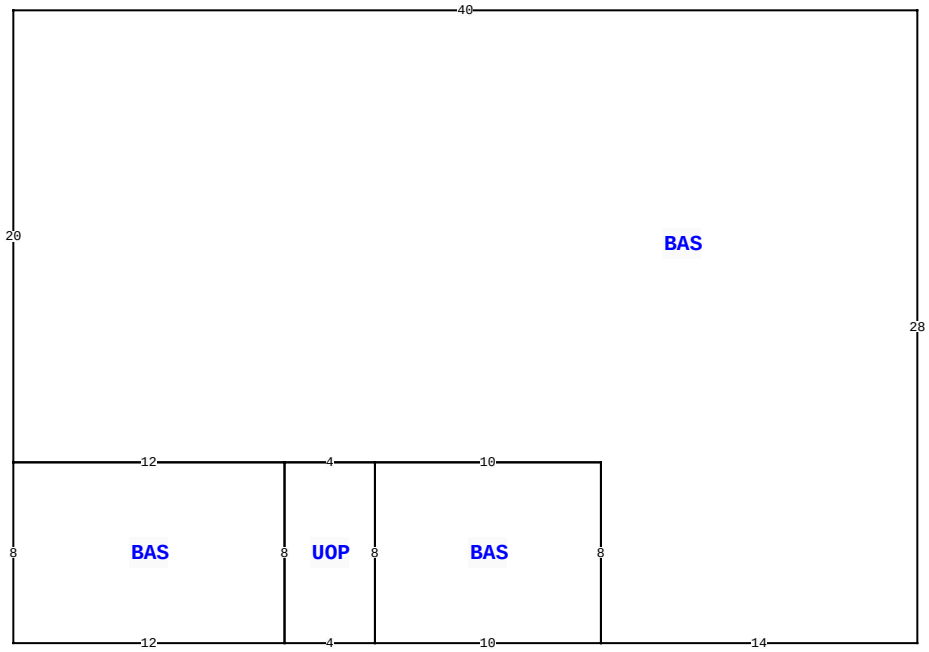
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	5,815
BAS	96	100		96	6,978
BAS	912	100		912	66,287
UOP	32	20		6	436
TOTALS	1,120			1,094	79,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,094	99.8400	111.82	122,331	1959	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1088 HX Base Yr



895 SE ACADEMIC AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	79,515
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	111,215
SOH/AGL Deduction	0
ASSESSED VALUE	111,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,215
TOTAL JUST VALUE	111,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1138	6/12/2020	WD	Q	I	01	110,000
GRANTOR: ZACHARY A RUFFO						
GRANTEE: ADAM J BAICH						
1313/2562	2/16/2016	WD	U	I	30	100
GRANTOR: JEFFREY L & TEENA RUF						
GRANTEE: ZACHARY A RUFFO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S20 E12 E4 E10 S8 E14 N28 $
BAS=[ORIG=-40,20] S8 E12 N8 W12 $
BAS=[ORIG=-24,20] S8 E10 N8 W10 $
UOP=[ORIG=-28,20] S8 E4 N8 W4 $
.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0060	CARPORT F	0	0	40	30	1,200.00	UT	3.50	3.50	100	2021	2020		100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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		I	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							

REVIEW DATE 01/19/2021 BY ME Total Acres: 3.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/18/2025 BY SYS