LOT 15 BLOCK 5 WILSON SPRINGS CO
1-A. ORB 962-1828, COMM NE COR O
1218.72 FT, SW 142.34 FT, TO POB

BAUGHN WILLARD
1679 SW PALOMA CT
LAKE CITY, FL 32025

2026

06-7S-16-04149-515

BUILDING CHARACTERISTICS

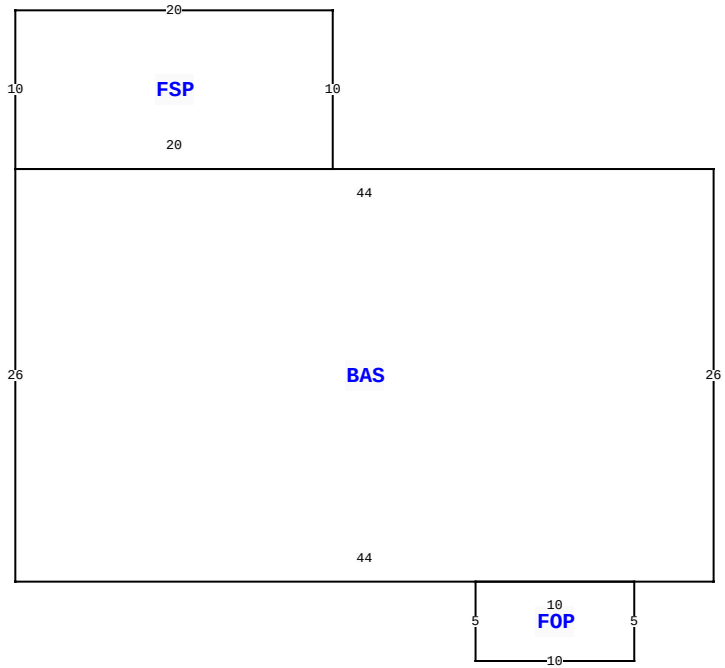
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	156,763
FOP	50	30		15	2,055
FSP	200	40		80	10,962
TOTALS	1,394			1,239	169,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,239	127.4490	142.74	176,855	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2024 Heated Area: 1144 HX Base Yr



419 SW MEMORIAL DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	169,781
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	187,781
SOH/AGL Deduction	0
ASSESSED VALUE	187,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,781
TOTAL JUST VALUE	187,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,549

LAND:1:1: ADJ 4 PAVED RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39963	SFR	0	06/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0386	2/04/2015	WD	Q	V	01	12,000
GRANTOR: NEAL C & JENNIFER HOR						
GRANTEE: WILLARD BAUGHN						
0962/1828	9/16/2002	WD	Q	V		12,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: NEAL C & JENNIFER H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=16,8] E44 S26 W44 N26 $
FSP=[ORIG=16,-2] E20 S10 W20 N10 $
FOP=[ORIG=45,34] E10 S5 W10 N5 $
.

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 10/05/2021 BY HC Total Acres: 1.62 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/03/2025 BY SYS