

LOT 10 BLOCK B OAKHAVEN S/D.
914-1276, 935-629,WD 1049-2621,

BALDWIN RICHARD W/BALDWIN MARIA C
245 NW WILDFLOWER LN
LAKE CITY, FL 32055

2026

12-3S-15-00167-025



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		07 07			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		12315.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	189	100		189	19,312
BAS	1,120	100		1,120	114,442
FOP	400	30		120	12,262
FSP	171	40		68	6,949
FUS	966	100		966	98,706
UBM	1,120	20		224	22,888
UOP	99	20		20	2,044
UOP	360	20		72	7,357
	4,425			2,779	283,958

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	20	21	420.00	UT	1.50
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.50
4	0251	LEAN TO W/	0	100	8	16	128.00	UT	3.50
5	0070	CARPORT UF	0	100	30	36	1,080.00	UT	5.50
6	0021	BARN, FR AE	0	100	13	34	442.00	UT	5.00
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,779	140.3556	157.20	436,859	1986	1986	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2015 Heated Area: 2275 HX Base Yr 2015												
245 NW WILDFLOWER LN, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

TOTAL OB/XF 13,520												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0	100	20	21	420.00	UT	1.50	1.50	100	1993
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.50	5.50	100	1993
4	0251	LEAN TO W/	0	100	8	16	128.00	UT	3.50	3.50	100	1993
5	0070	CARPORT UF	0	100	30	36	1,080.00	UT	5.50	5.50	100	1993
6	0021	BARN, FR AE	0	100	13	34	442.00	UT	5.00	5.00	100	1993
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023

TOTAL OB/XF 13,520												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		283,958	
TOTAL MARKET OB/XF VALUE		13,520	
TOTAL LAND VALUE - MARKET		63,250	
TOTAL MARKET VALUE		360,728	
SOH/AGL Deduction		134,331	
ASSESSED VALUE		226,397	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		175,675	
TOTAL JUST VALUE		360,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26491	MAINT/ALTR	25	12/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/1026	12/15/2014	WD	U	I	11	100
GRANTOR: GLADYS S BALDWIN						
GRANTEE: RICHARD W & MARIA C						
1049/2621	6/20/2005	WD	Q	I		280,000
GRANTOR: MARK & BOBBIE HADDOX						
GRANTEE: GLADYS S BALDWIN						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W40 S28 E40 N28 \$									
UBM=[ORIG=-25,-25] W40 N28 E40 S28 \$									
FUS=[ORIG=0,-20] N28 E40 S21 W22 S7 W18 \$									
FOP=[ORIG=-40,28] S10 E40 N10 W40 \$									
UOP=[ORIG=-65,-53] N9 E40 S9 W40 \$									
BAS=[ORIG=0,0] N9 W21 S9 E21 \$									
FSP=[ORIG=-21,-9] W19 S9 E19 N9 \$									
UOP=[ORIG=-40,-9] W11 S9 E11 N9 \$									