

COMM NE COR, RUN W 677.90 FT, S
W 141.49 FT FOR POB, CONT W 480.
FT, E 480.55 FT, S 468 FT TO POB

BAUGHMAN RAMSEY G/BAUGHMAN AMBER R
691 NW JEAN CT
LAKE CITY, FL 32055

2026

18-3S-16-02176-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	31	VINYL SID 30			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	07	07			
DOR CODE	5000IMPROVED AG				
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	18316.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	49,464
BAS	2,285	100		2,285	196,567
FOP	39	30		12	1,032
FSP	250	40		100	8,603
FUS	286	100		286	24,603
UCP	1,280	20		256	22,022
TOTALS	4,715			3,514	302,292

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,514	111.6082	125.00	439,250	1996	1996	0	0	0	31.18	68.82	
1 SINGLE FAM 100% - 2016				Heated Area: 3146				HX Base Yr 2016					
The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and their dimensions: FUS (Front Utility Room): A rectangular room at the top right with a width of 13 and a height of 22. FSP (Front Storage Room): A rectangular room on the left side with a width of 25 and a height of 10. BAS (Bathroom): A large rectangular room in the center with a width of 28 and a height of 23. FOP (Front Office/Parlor): A small rectangular room at the bottom left with a width of 7 and a height of 8. UCP (Upper Central Parlor): A large rectangular room on the right side with a width of 40 and a height of 32. Dimensions for various segments are also provided, such as 13, 22, 13, 25, 10, 5, 28, 23, 14, 25, 10, 15, 6, 23, 40, 32, 25, 19, 45, 4, 23, 28, 5, 25, 10, 7, 8, 4, 15, 6, 23, 40, 32, 25, 19, 45, 4, 23, 28, 5, 25,													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0170	FPLC 2STRY	0 100	0	0	1.00	UT	2,750.00	2,750.00	100	1996	1996	3
2	0166	CONC, PAVMT	0 100	0	0	1,661.00	UT	1.50	1.50	100	1996	1996	3
3	0296	SHED METAL	0 100	18	30	1.00	UT	0.00	0.00	100	2014	2014	3
4	0296	SHED METAL	0 100	18	26	1.00	UT	0.00	0.00	100	2014	2014	3
5	0252	LEAN-TO W/	0 100	12	26	624.00	UT	1.50	1.50	100	2014	2014	3
6	0040	BARN, POLE	0 100	12	12	144.00	UT	2.50	2.50	100	2014	2014	3
7	0040	BARN, POLE	0 100	11	12	132.00	UT	2.50	2.50	100	2014	2014	3
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
9	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
10	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	2.92	AC		1.00	1.00
2	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	22.50	AC		1.00	1.00
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	33.50	AC		1.00	1.00
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	33.50	AC		1.00	1.00
TOTAL OB/XF 16,368													
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UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
10,000.00	10,000.00	29,200											
175.00	175.00	3,938											
445.00	445.00	14,908											
10,000.00	10,000.00	335,000											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 3								Tax Dist:					
BUILDING MARKET VALUE								302,292					
TOTAL MARKET OB/XF VALUE								16,868					
TOTAL LAND VALUE - MARKET								368,138					
TOTAL MARKET VALUE								367,206					
SOH/AGL Deduction								107,158					
ASSESSED VALUE								260,048					
TOTAL EXEMPTION VALUE								HX HB		50,722			
BASE TAXABLE VALUE								209,326					
TOTAL JUST VALUE								687,298					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								692,042					
SALE:3:1: INCLUDED 18-3S-16-02176-000													
LAND:3:1: JOINS RE #02176-000 (59.09 AC TOTAL)													
LAND:1:1: JOINS OTHER PARCELS													
XFOB:1:1: COAC TRAVEL TRL													
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
000041517				Electrical Servic				0		03/15/2021			
33246				REMODEL				740		08/05/2015			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1288/1721		1/30/2015		WD	Q	V	05	140,000					
GRANTOR:WILLIAM J JR & GLORID													
GRANTEE:RAMSEY G & AMBER R													
1288/1695		1/30/2015		WD	Q	I	01	235,000					
GRANTOR:WILLIAM J CRAIG JR &													
GRANTEE:RAMSEY G & AMBER R													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W45 N5 FSP= N10 W25 S10E25\$ W25 S5 W28 S23 E28 S14 E25 N10 FOP= E8 N4 W1 N1 W7 S5\$ N5 E7 S1 E15 BAS= S6 E23 UCP= E40 N32 W40 S32\$ N25 W23 S19\$ N19 E23 N4\$ PTR= N30 FUS= N22 W13 S22 E13\$ S30\$.													

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LAKE CITY, FL 32055

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REVIEW DATE	01/31/2023	BY	KS	Total Acres:	58.92	Total Land Value:	48,046	Market:	335,000	Agricultural:	14,908	Common:	33,138	PRINTED 11/18/2025 BY SYS
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