COMM NW COR OF NE1/4, RUN E 399.
SE 520.70 FT S 3475.12 FT FOR PO
FT, S 148.20 FT, E 11.03 FT, S

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

2026

18-3S-16-02177-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

217 NW WOODLANDS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	90,090
TOTAL MARKET VALUE	99,090
SOH/AGL Deduction	92,141
ASSESSED VALUE	6,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,949
TOTAL JUST VALUE	99,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,090

SALE:2:1: 10.01 AC

SALE:1:1: BACK TO ORIGINAL OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047484	Electrical Servic	0	06/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0421	10/31/2017	WD	U	I	11	0
GRANTOR: CHRISTOPHER A WILLIAM						
GRANTEE: RAMSEY G & AMBER R						
1327/0259	12/08/2016	WD	Q	I	01	60,000
GRANTOR: CHRISTOPHER A WILLIAM						
GRANTEE: RAMSEY G & AMBER R						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 10.01 Total Land Value: 90,090 Market: 0 Agricultural: 0 Common: 90,090 PRINTED 11/07/2025 BY SYS