

BEG INTERS E LINE SEC & S R/W CR
S 648.01 FT, W 252.25 FT, N 611.
S R/W OF CR-252, E ALONG CURVE 2

BAUMLIN LAWRENCE C
1815 30TH AVENUE EAST
BRADENTON, FL 34208

2026

20-3S-17-05382-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 70	0100	01	2,692	104.0640	116.55	313,753	1964	1964	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Exterior Wall	31	VINYL SID 30	1 SINGLE FAM 0% - 0													Heated Area: 2164 HX Base Yr													
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	1.5	100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectural	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																								04			
NEIGHBORHOOD/LOC	20317.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE																								YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,314	100		1,314	99,546																								
FEP	288	80		230	17,425																								
FEP	348	80		278	21,061																								
FUS	850	100		850	64,394																								
UOP	100	20		20	1,515																								
TOTALS	2,900			2,692	203,939																								
EXTRA FEATURES															714 NE GUM SWAMP RD, LAKE CITY														
L N	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	0296	SHED METAL	0	0	25	21	1.00	UT	0.00	0.00	100	0	0	3	100	1,700													
2	0070	CARPORT UF	0	0	18	20	2.00	UT	400.00	400.00	100	1993	1993	3	100	800													
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000													
4	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080													
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500													
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200													
7	0031	BARN, MT AE	0	0	20	30	600.00	UT	9.00	9.00	100	2011	2011	3	100	5,400													
8	0060	CARPORT F	0	0	32	48	1,536.00	UT	3.50	3.50	100	2011	2011	3	100	5,376													
TOTAL OB/XF 20,056																													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	0			0.00	0.00	1.23	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,690												
2	9900	C	AC NON-AG	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	63,000												
REVIEW DATE 08/24/2015 BY DF Total Acres: 11.73 Total Land Value: 66,690 Market: 0 Agricultural: 0 Common: 66,690 PRINTED 10/03/2025 BY SYS																													