BEG AT SW COR OF SE1/4 OF NW1/4, FT, E 384.85 FT, S 565.95 FT, W POB.

WILSON KANDI SHANAE
229 NW BAUGHN ST
LAKE CITY, FL 32055

2026

27-2S-16-01765-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

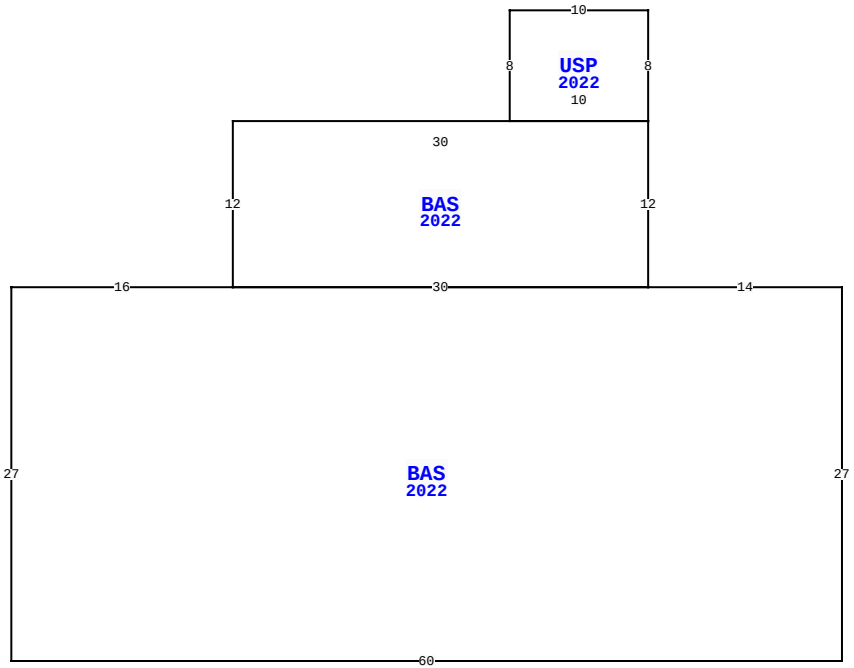
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2022	360	9,806
BAS	1,620	100	2022	1,620	44,129
USP	80	35	2022	28	763
TOTALS	2,060			2,008	54,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,008	113.5000	68.10	136,745	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1980 HX Base Yr



229 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,698
TOTAL MARKET OB/XF VALUE	13,700
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	103,398
SOH/AGL Deduction	23,455
ASSESSED VALUE	79,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,943
TOTAL JUST VALUE	103,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1160	5/25/2021	QC	U	V	11	100

GRANTOR: WILSON JAMES R

GRANTEE: WILSON KANDI SHANAE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=50,20] S27 E60 N27 W14 W30 W16 $
BAS=[YR=2022;ORIG=66,8] S12 E30 N12 W30 $
USP=[YR=2022;ORIG=86,0] S8 E10 N8 W10 $
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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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 13,700

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS