

COMM AT SW COR OF NW1/4, N 525 F
N 772.37 FT, E 564.72 FT, S 772.
OF LAND DESC IN ORB 738-821, W 5

WILSON JAMES BERNARD
463 NW BAUGHN ST
LAKE CITY, FL 32055

2026

27-2S-16-01767-005



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	PAGE 1 of 1 3														
Exterior Wall	31	VINYL SID 100	0201	02	2,291	115.9000	108.95	249,604	2001	2001	0	0	45.00	55.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 100% - 2014													Heated Area: 1680													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2014													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		3 100																											
Stories	1.	1. 100																											
Architectual Units	01	CONV 100 0 100																											
Quality 05 05																													
DOR CODE 5000IMPROVED AG																													
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	1,680	100		1,680	100,670																								
FCP	640	25	2023	160	9,588																								
UEP	504	70		353	21,152																								
USP	280	35		98	5,872																								
TOTALS 3,104			2,291			137,282																							
EXTRA FEATURES						463 NW BAUGHN ST, 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	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600													
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200													
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300													
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200													
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200													
7	0030	BARN,MT	0	100	28	22	616.00	UT	15.00	15.00	100	2023	2022		100	9,240													
8	0252	LEAN-TO W/	0	100	28	12	336.00	UT	3.00	3.00	100	2023	2022		100	1,008													
9	0252	LEAN-TO W/	0	100	28	12	336.00	UT	3.00	3.00	100	2023	2022		100	1,008													
TOTAL OB/XF 16,756																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	6200	A	PASTURE 3	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520												
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500												
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500												
REVIEW DATE 04/13/2023 BY KGS																													
Total Acres: 10.00 Total Land Value: 9,020 Market: 58,500 Agricultural: 2,520 Common: 6,500																													
PRINTED 10/10/2025 BY SYS																													

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1232/2064	3/28/2012	WD	U	I	11	100					
GRANTOR: JAMES BERNARD WILSON											
GRANTEE: JAMES BERNARD WILSO											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W56 S30 E56 N30 \$											
UEP=[ORIG=-20,-14] W36 S14 E36 N14 \$											
USP=[ORIG=0,0] N14 W20 S14 E20 \$											
FCP=[YR=2023;ORIG=-40,-30] E40 S16 W40 N16 \$											