S1/2 LT 1 BLOCK A COUNTRY LANE
ESTATES S/D.
794-2423, 797-129,801-2406,

KUKLO CHRISTINE/ARMSTRONG MICHAEL
720 NW BAUGHN ST
LAKE CITY, FL 32055

2026

28-2S-16-01771-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

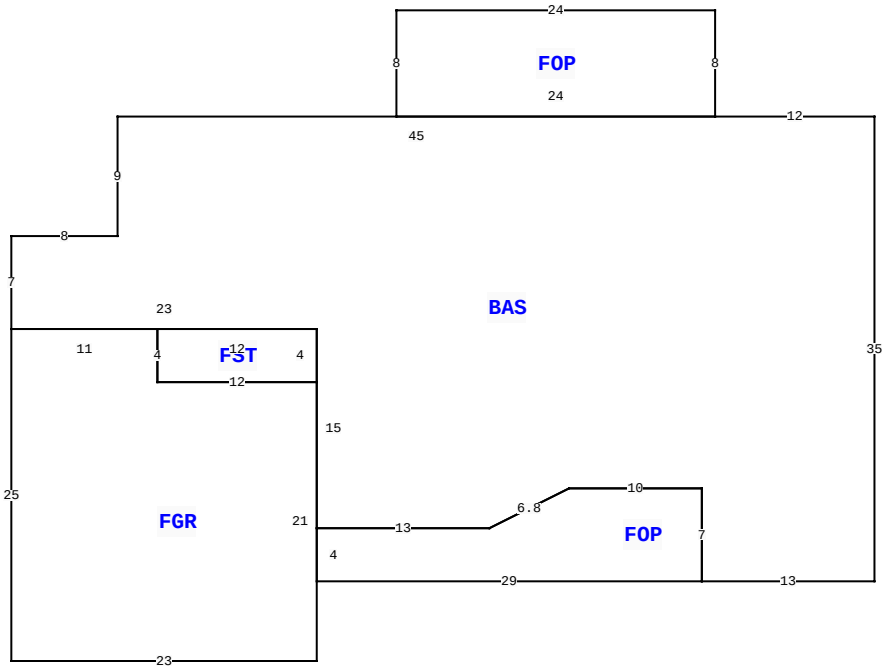
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100		1,611	139,156
FGR	527	55		290	25,050
FOP	155	30		46	3,973
FOP	192	30		58	5,010
FST	48	55		26	2,246
TOTALS	2,533			2,031	175,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	118.6500	132.89	269,900	1999	1999	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2008 Heated Area: 1611 HX Base Yr 2008



720 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,435
TOTAL MARKET OB/XF VALUE		5,166
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		220,601
SOH/AGL Deduction		116,775
ASSESSED VALUE		103,826
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,104
TOTAL JUST VALUE		220,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,601

SALE:3:1: LOT 1 BLOCK A COUNTRY LANE ESTATES
SALE:2:1: LOT 1 BLOCK A COUNTRY LANE ESTATES
SALE:1:1: LOT 1 BLOCK A COUNTRY LANE ESTATES WITH
BLDG:1:1: SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043650	Roof Replacement	13,105	02/03/2022
15329	SFR	265	04/02/1999
9668	M H	125	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1107/0477	12/28/2006	WD	Q	I		210,000
GRANTOR: ROGER & CYNTHIA LANE						
GRANTEE: CHRISTINE KUKLO & M						
1067/1430	12/06/2005	WD	Q	I		252,400
GRANTOR: CASZAT						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N8 W24 S8 E24$ W45 S9 W8 S7 FGR= S25 E23 N21 FST= N4 W12 S4 E12$ W12 N4 W11$ E23 S15 FOP= S4 E29 N7 W10 D3 L6 W13$ E13 R6 U3 E10 S7 E13 N35$.

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	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	1995	1995	3	100	450	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	344.00	UT	1.50	1.50	100	1999	1999	3	100	516	

LAND DESCRIPTION

TOTAL OB/XF 5,166

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 2.51 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS