LOT 4 PINEHILLS S/D.
ORB 940-1921, QCD 1037-1252.

THOMAS CLAYTON L JR/THOMAS TERRI L
1279 NW BAUGHN ST
LAKE CITY, FL 32055

2026

28-2S-16-01772-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

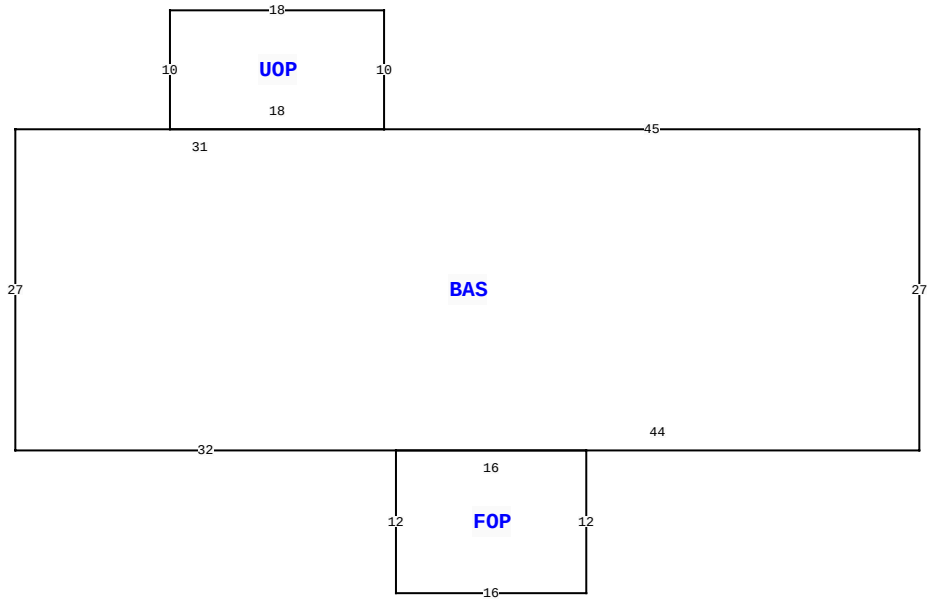
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	28216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
FOP	192	35		67	3,946
UOP	180	25		45	2,650
TOTALS	2,424			2,164	127,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,164	113.9000	107.07	231,699	2006	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2052 HX Base Yr 2006



1279 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,434
TOTAL MARKET OB/XF VALUE		9,850
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		177,284
SOH/AGL Deduction		76,719
ASSESSED VALUE		100,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,843
TOTAL JUST VALUE		177,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23305	M H	0	06/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1037/1252	2/09/2005	QC	Q	V	01	100
GRANTOR: OTIS HENDON						
GRANTEE: CLAYTON L JR & TERR						
0940/1921	11/29/2001	WD	P	I	99	14,000
GRANTOR: LENVIL H DICKS						
GRANTEE: OTIS HENDON SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UOP= N10 W18 S10 E18$ W31 S27 E32 FOP= S12 E16 N12 W16$ E44 N27$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	50	2008	2008	3	50	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,850

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	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: 5.08 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/02/2025 BY SYS