LOT 7 PINEHILLS S/D AND NW 1/4 O
LIES S OF BAUGHN RD LESS & EXCEP
SAID STRIP BEING 161.33 FT WIDE.

WILLIAMS MADERIEAN
1088 NW BAUGHN STREET
LAKE CITY, FL 32055

2026

28-2S-16-01772-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

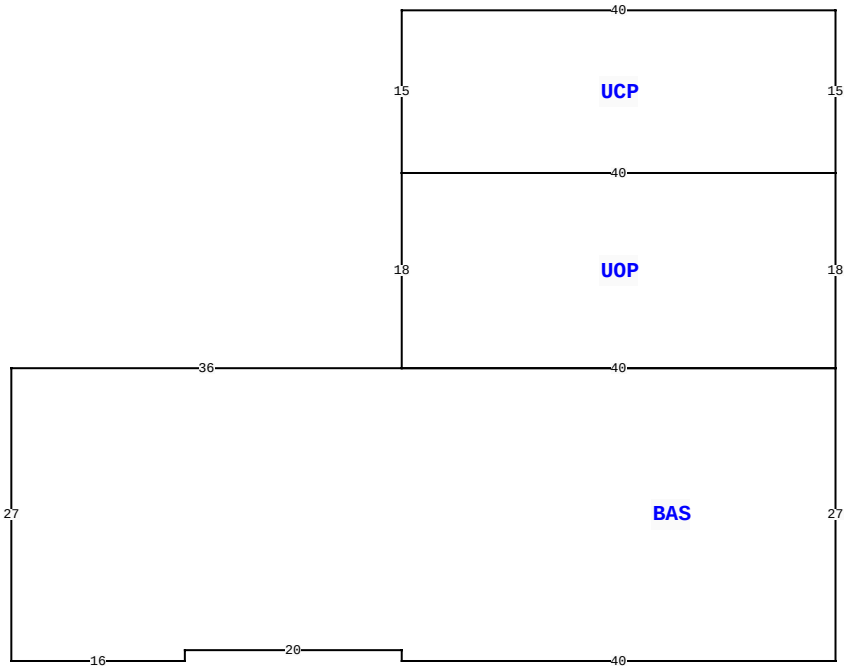
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,032	100		2,032	58,960
UCP	600	20		120	3,482
UOP	720	25		180	5,223
TOTALS	3,352			2,332	67,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,332	120.9000	72.54	169,163	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 2032 HX Base Yr 2005



1088 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,665
TOTAL MARKET OB/XF VALUE		9,550
TOTAL LAND VALUE - MARKET		56,770
TOTAL MARKET VALUE		133,985
SOH/AGL Deduction		66,226
ASSESSED VALUE		67,759
TOTAL EXEMPTION VALUE	HX HB WR	47,759
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		133,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29118	M H	485	01/06/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/1263	2/20/2003	WD	Q	V	04	20,000

GRANTOR: LENVIL H DICKS

GRANTEE: MADERIEAN & HENRIET

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E16 N1 E20 S1 E40 N27 UOP= N18 UCP= N15 W40 S15 E40$ W40 S18 E40$ W40$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,550

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							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.58	AC		1.00	1.00	1.00	6,500.00	6,500.00	16,770							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 8.16 Total Land Value: 56,770 Market: 0 Agricultural: 0 Common: 56,770 PRINTED 11/17/2025 BY SYS