LOT 3 BLOCK B PINE HILLS ADDITIO

WD 1055-1313, WD 1129-2346, 2347

SPROUSE JAMES E
22840 43RD DR
LAKE CITY, FL 32024

2026

28-2S-16-01772-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	05	05

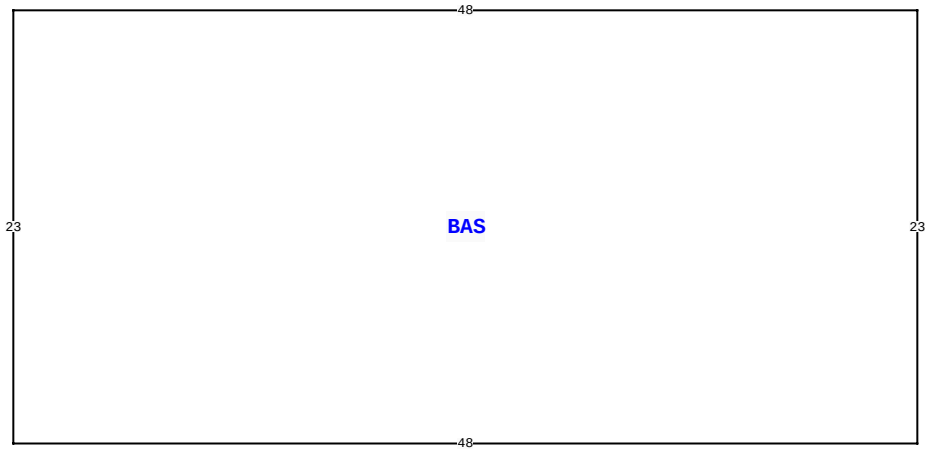
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	29,119
TOTALS	1,104			1,104	29,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	109.9000	65.94	72,798	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



1498 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,119
TOTAL MARKET OB/XF VALUE	11,100
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	54,219
SOH/AGL Deduction	2,668
ASSESSED VALUE	51,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,551
TOTAL JUST VALUE	54,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,219

PRMT:2:1: GRAHAM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40086	ELECTRICAL	0	07/01/2020
12340	M H	125	03/31/1997
10199	M H	125	09/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1316/0513	5/27/2016	WD	Q	I	01	65,000
GRANTOR: CHARLES TIMMONS						
GRANTEE: JAMES E SPROUSE						
1300/1116	8/25/2015	PR	U	I	30	100
GRANTOR: CHARLES TIMMONS AS PE						
GRANTEE: CHARLES TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

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	2008	2008	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/06/2025 BY SYS