THE W 443.80 FT OF E 1160.60 FT
SE1/4 AS LIES S OF BAUGHN RD.

PAUL DAVID/PAUL DANIELA ELENA
974 NW BAUGHN ST
LAKE CITY, FL 32055

2026

28-2S-16-01776-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

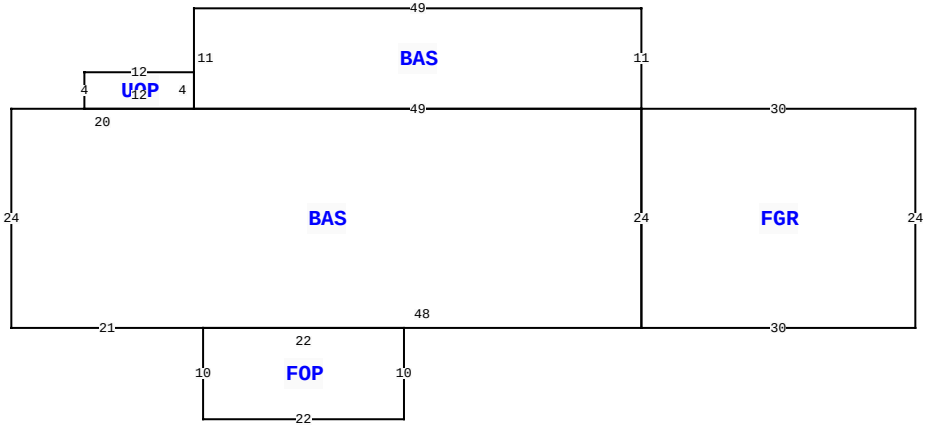
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	539	100		539	48,116
BAS	1,656	100		1,656	147,829
FGR	720	55		396	35,351
FOP	220	30		66	5,892
UOP	48	20		10	893
TOTALS	3,183			2,667	238,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	2,667	117.5020	96.35	256,965	1981	2018	0	0	0	7.35	92.65

1 SFR/MH CON 100% - 2025 Heated Area: 2195 HX Base Yr 2025



974 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		238,078
TOTAL MARKET OB/XF VALUE		2,252
TOTAL LAND VALUE - MARKET		54,665
TOTAL MARKET VALUE		294,995
SOH/AGL Deduction		0
ASSESSED VALUE		294,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,273
TOTAL JUST VALUE		294,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18745	GARAGE	110	09/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/2076	6/11/2025	WD	U	I	11	100
GRANTOR: PAUL DAVID						
GRANTEE: PAUL DAVID						
1478/2618	11/07/2022	WD	U	I	11	100
GRANTOR: DAVID GLOBAL EXPRESS						
GRANTEE: PAUL DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S24 E21 FOP= S10 E22 N10 W22$ E48 FGR= E30 N24 W30 S24$
N24 BAS= N11 W49 S11 E49$ W49 UOP= N4 W12 S4 E12$ W20$.

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	12	12	144.00	UT	2.50	2.50	70	1993	1993	3	70	252	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0214	GRN HOUSE	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,252

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		00	0.00	0.00	8.41	AC		1.00	1.00	1.00	6,500.00	6,500.00	54,665							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 8.41 Total Land Value: 54,665 Market: 0 Agricultural: 0 Common: 54,665 PRINTED 11/18/2025 BY SYS