NW DIV ALL S OF US- 41 BLOCK J
471-56, 574-473, 650-834, 829-25

WILSON KANDI SHANAE
463 NW BAUGHN ST
LAKE CITY, FL 32055

2027

00-00-00-11554-001

BUILDING CHARACTERISTICS

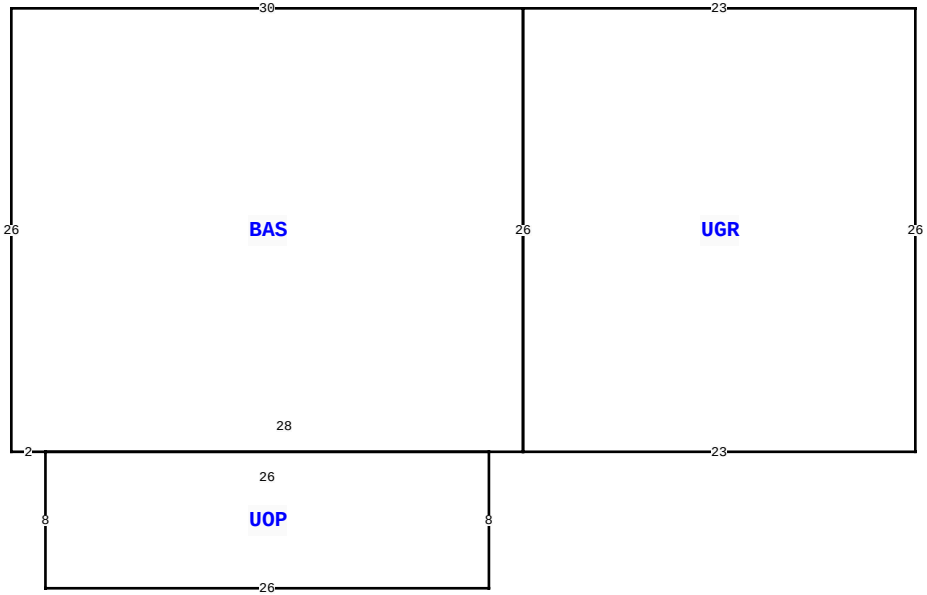
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	15,764
UGR	598	50		299	6,043
UOP	208	30		62	1,253
TOTALS	1,586			1,141	23,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	06	1,141	82.4985	40.42	46,119	1960	1960	0	0	0	50.00	50.00

1 VEH SALE/R 0% - 2022 Heated Area: 780 HX Base Yr



952 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	23,060
TOTAL MARKET OB/XF VALUE	3,483
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	34,943
SOH/AGL Deduction	0
ASSESSED VALUE	34,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,943
TOTAL JUST VALUE	34,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1163	5/25/2021	QC	U	I	11	100
GRANTOR: WILSON JAMES						
GRANTEE: WILSON KANDI SHANAE						
1366/1790	8/10/2018	WD	Q	I	01	40,000
GRANTOR: MICHAEL DAVIS						
GRANTEE: JAMES WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S26E2 UOP= S8 E26 N8 W26$ E28 N26$ UGR= S26 E23N26 W23$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,500.00	1,500.00	50	0	0	3	50	750	
2	0120	CLFENCE 4	0	0	0	0	228.00	UT	2.00	2.00	100	0	0	3	100	456	
3	0140	CLFENCE 6	0	0	0	0	319.00	UT	3.80	3.80	100	0	0	3	100	1,212	
4	0030	BARN,MT	0	0	0	0	1,014.00	UT	4.20	4.20	25	0	0	3	25	1,065	

LAND DESCRIPTION

TOTAL OB/XF 3,483

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	2700	C	AUTO SALES	0		*CI	0.00	0.00	21,000.00	SF		1.00	1.00	0.80	0.50	0.40	8,400							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.48 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS