C DIV: 92 FT N & S BY 100 FT E &
BLOCK 48.

BAUD JOSHUA
523 MELDRUM LN
ORANGE PARK, FL 32065

2027

00-00-00-12783-000

BUILDING CHARACTERISTICS

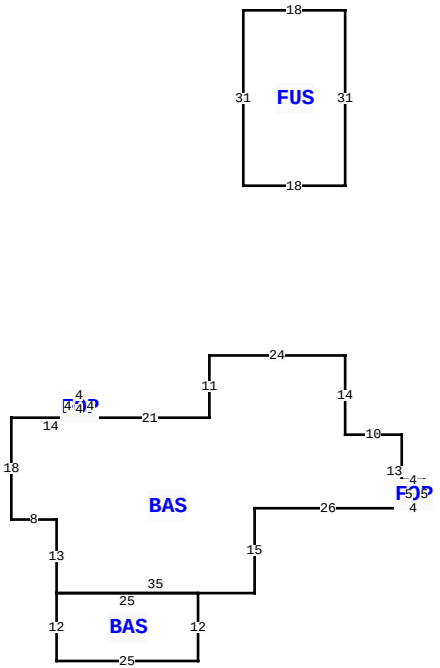
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	18,738
BAS	1,879	100		1,879	117,359
FOP	16	30		5	312
FOP	20	30		6	375
FUS	558	100		558	34,852
TOTALS	2,773			2,748	171,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,748	110.4480	96.09	264,055	1900	2000	0	0	0	35.00	65.00

1 TRI/QUAD 0% - 2027 Heated Area: 2737 HX Base Yr



272 SE HERNANDO AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	171,636
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	16,583
TOTAL MARKET VALUE	188,319
SOH/AGL Deduction	0
ASSESSED VALUE	188,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,319
TOTAL JUST VALUE	188,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
189	ADDN SFR	50	06/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/139	7/18/2023	WD	Q	I	01	215,000
GRANTOR: DAVIS RUSSELL E						
GRANTEE: BAUD JOSHUA						
0878/0828	4/05/1999	WD	Q	I		55,000
GRANTOR: CLARK ETAL						
GRANTEE: DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S11 W21 FOP= N4 W4S4 E4$ W14 S18 E8 S13 BAS= S12 E25 N12 W25$ E35 N15 E26 FOP= E4 N5 W4 S5$ N13 W10 N14$ PTR= N30 FUS= N31 W18 S31 E18$ S30$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 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	0800	C	MULTI-FAM	0		RO	92.00	103.00	9,476.00	SF		1.00	1.00	1.00	1.75	1.75	16,583							

REVIEW DATE 10/05/2023 BY TP Total Acres: 0.22 Total Land Value: 16,583 Market: 0 Agricultural: 0 Common: 16,583 PRINTED 11/16/2026 BY SYS