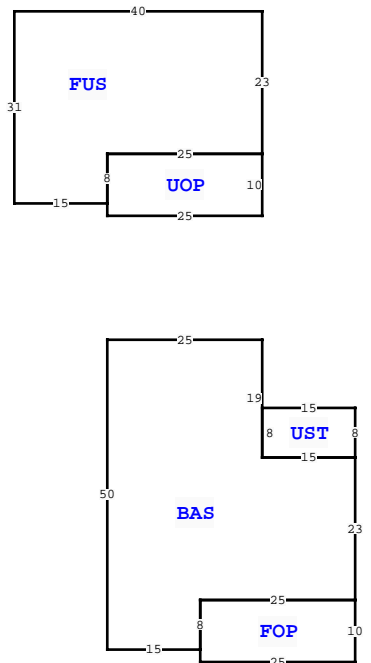


ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2023									Heated Area: 2555	HX Base Yr 2023



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100		1,515	131,316
FOP	250	30		75	6,501
FUS	1,040	100		1,040	90,145
UOP	250	20		50	4,334
UST	120	45		54	4,681
TOTALS	3,175			2,734	236,976

294 SE CAMP ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			236,976
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			250,476
SOH/AGL Deduction			19,910
ASSESSED VALUE			230,566
TOTAL EXEMPTION VALUE	HX HB 13		230,566
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			250,476
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1682	1/27/2026	WD	U	I	11	100
GRANTOR: BAUMGARDNER RANDALL W						
GRANTEE: BAUMGARDNER BRIGITA						
1459/2676	2/16/2022	WD	Q	I	01	305,000
GRANTOR: LUTZ JOY						
GRANTEE: BAUMGARDNER RANDALL						

L N	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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
TOTAL OB/XF 1,500																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W25 S50 E15 FOP= S2 E25 N10 W25 S8\$ N8 E25 N23 UST= N8 W15 S8 E15\$ W15 N19 \$ PTR=N30 FUS= N23 W40 S31 E15 UOP= S2 E25 N10W25 S8\$ N8 E25\$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	80.00	120.00	9,600.00	SF		1.00	1.00	1.00	1.25	1.25	12,000							