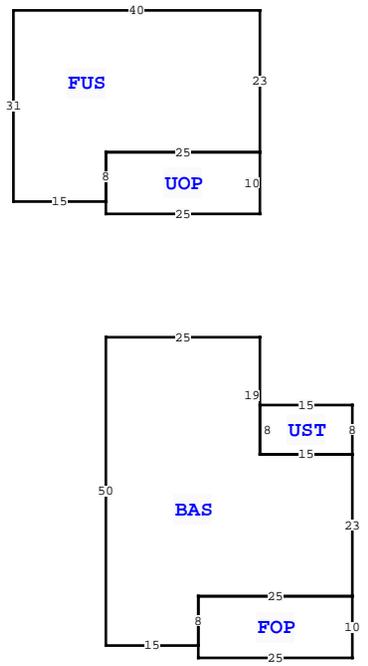




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	03 PLASTER 80
Interior Wall	08 DECORATIVE 20
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

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							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100		1,515	133,660
FOP	250	30		75	6,617
FUS	1,040	100		1,040	91,753
UOP	250	20		50	4,412
UST	120	45		54	4,764
<b>TOTALS</b>	<b>3,175</b>			<b>2,734</b>	<b>241,206</b>

294 SE CAMP ST, 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			241,206
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			7,200
TOTAL MARKET VALUE			249,906
SOH/AGL Deduction			19,340
ASSESSED VALUE			230,566
TOTAL EXEMPTION VALUE	HX HB 13		230,566
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			249,906
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						

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\$.	

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	
<b>TOTAL OB/XF 1,500</b>																	

LAND DESCRIPTION		TOTAL OB/XF 1,500																						
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	0.75	0.75	7,200							