

COMM AT NE COR OF SE1/4 OF THE S
604.63 FT, S 11 DEG W 283.73 FT,
S 87 DEG E 345.02 FT, S 11 DEG W

BAICH ADAM J
895 SE ACADEMIC AVE
LAKE CITY, FL 32025

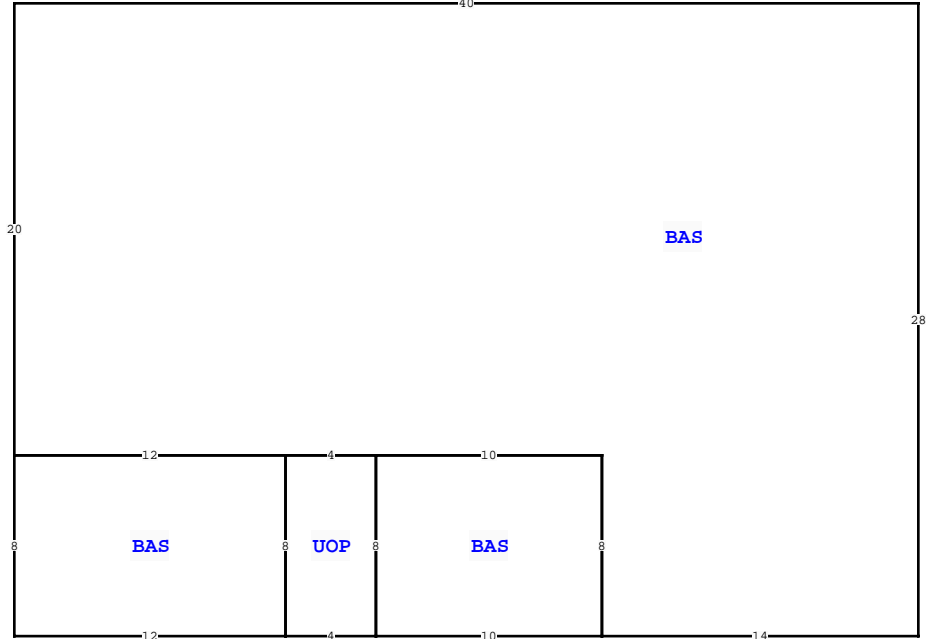
2026

01-4S-17-07475-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	06	VINYL ASB 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 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	06
NEIGHBORHOOD/LOC	1417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	80	100	
BAS	96	100	
BAS	912	100	
UOP	32	20	
TOTALS	1,120		1,094 79,515

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2021		Heated Area: 1088					HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		79,515	
TOTAL MARKET OB/XF VALUE		4,700	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		111,215	
SOH/AGL Deduction		0	
ASSESSED VALUE		111,215	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,215	
TOTAL JUST VALUE		111,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		111,215	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1138	6/12/2020	WD Q	Q	I	01	110,000
GRANTOR: ZACHARY A RUFFO						
GRANTEE: ADAM J BAICH						
1313/2562	2/16/2016	WD U	U	I	30	100
GRANTOR: JEFFREY L & TEENA RUF						
GRANTEE: ZACHARY A RUFFO						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0060	CARPORT F	0	0	40	30	1,200.00	UT	3.50	3.50	100	2021	2020		100	4,200	

TOTAL OB/XF												4,700	
895 SE ACADEMIC AVE, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/10/2025 MLU													

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W40 S20 E12 E4 E10 S8 E14 N28 \$	
BAS=[ORIG=-40,20] S8 E12 N8 W12 \$	
BAS=[ORIG=-24,20] S8 E10 N8 W10 \$	
UOP=[ORIG=-28,20] S8 E4 N8 W4 \$	

LAND DESCRIPTION												TOTAL OB/XF												4,700	
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	0		I	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000								