LOT 10 BLOCK B OAKHAVEN S/D.

914-1276, 935-629,WD 1049-2621,

BALDWIN RICHARD W/BALDWIN MARIA C
245 NW WILDFLOWER LN
LAKE CITY, FL 32055

2027

12-3S-15-00167-025

BUILDING CHARACTERISTICS

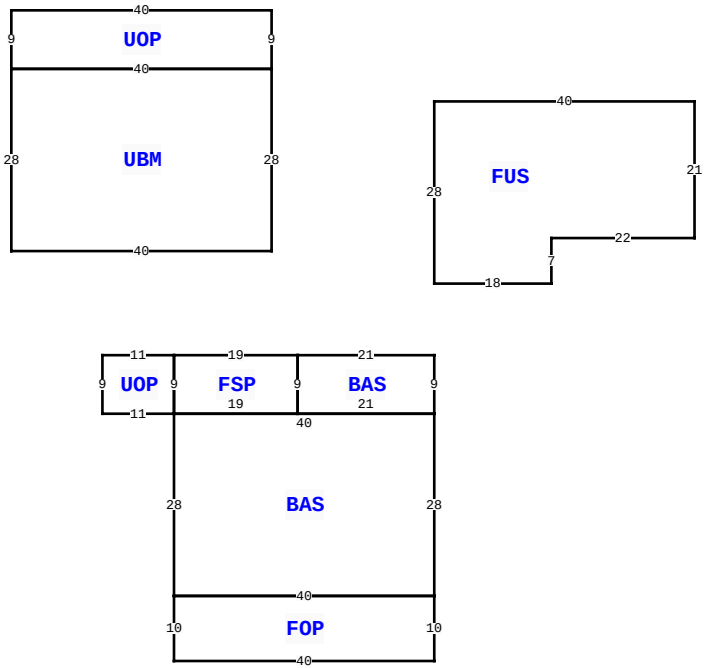
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	189	100		189	18,967
BAS	1,120	100		1,120	112,396
FOP	400	30		120	12,043
FSP	171	40		68	6,824
FUS	966	100		966	96,942
UBM	1,120	20		224	22,479
UOP	99	20		20	2,007
UOP	360	20		72	7,225
TOTALS	4,425			2,779	278,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,779	140.3556	154.39	429,050	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2275 HX Base Yr 2015



245 NW WILDFLOWER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		278,882
TOTAL MARKET OB/XF VALUE		13,520
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		361,402
SOH/AGL Deduction		128,892
ASSESSED VALUE		232,510
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,099
TOTAL JUST VALUE		361,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26491	MAINT/ALTR	25	12/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1026	12/15/2014	WD	U	I	11	100
GRANTOR: GLADYS S BALDWIN						
GRANTEE: RICHARD W & MARIA C						
1049/2621	6/20/2005	WD	Q	I		280,000
GRANTOR: MARK & BOBBIE HADDOX						
GRANTEE: GLADYS S BALDWIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S28 E40 N28 $
UBM=[ORIG=-25,-25] W40 N28 E40 S28 $
FUS=[ORIG=0,-20] N28 E40 S21 W22 S7 W18 $
FOP=[ORIG=-40,28] S10 E40 N10 W40 $
UOP=[ORIG=-65,-53] N9 E40 S9 W40 $
BAS=[ORIG=0,0] N9 W21 S9 E21 $
FSP=[ORIG=-21,-9] W19 S9 E19 N9 $
UOP=[ORIG=-40,-9] W11 S9 E11 N9 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	21	420.00	UT	1.50	1.50	100	1993	1993	3	100	630	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.50	5.50	100	1993	1993	3	100	792	
4	0251	LEAN TO W/	0	100	8	16	128.00	UT	3.50	3.50	100	1993	1993	3	100	448	
5	0070	CARPORT UF	0	100	30	36	1,080.00	UT	5.50	5.50	100	1993	1993	3	100	5,940	
6	0021	BARN,FR AE	0	100	13	34	442.00	UT	5.00	5.00	100	1993	1993	3	100	2,210	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 13,520

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	60,000.00	69,000.00	69,000							

REVIEW DATE 01/25/2023 BY KS Total Acres: 4.97 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 11/16/2026 BY SYS