COMM NE COR, RUN W 677.90 FT, S W 141.49 FT FOR POB, CONT W 480. FT, E 480.55 FT, S 468 FT TO POB

BAUGHMAN RAMSEY G/BAUGHMAN AMBER R
691 NW JEAN CT
LAKE CITY, FL 32055

2027

18-3S-16-02176-001

BUILDING CHARACTERISTICS

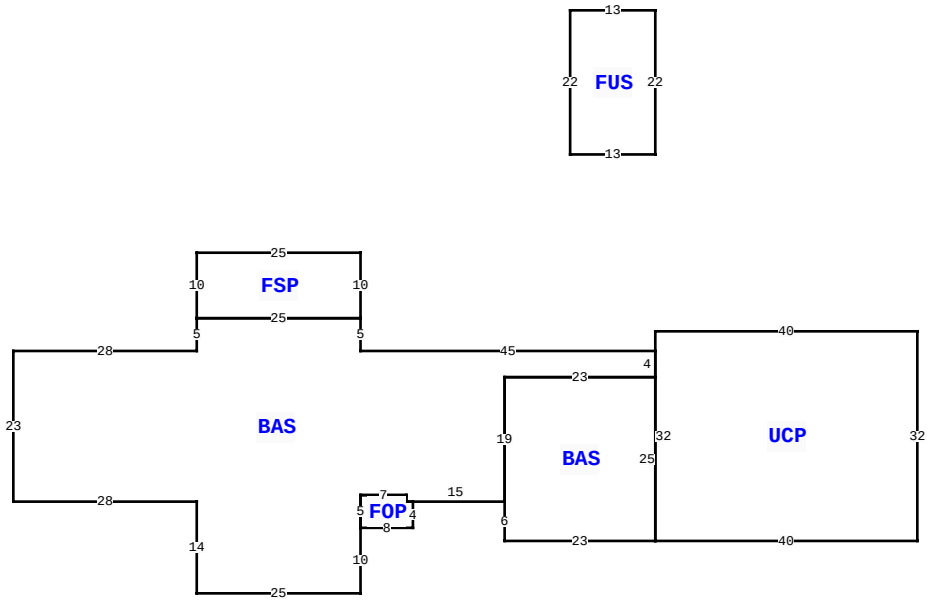
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	48,582
BAS	2,285	100		2,285	193,060
FOP	39	30		12	1,014
FSP	250	40		100	8,449
FUS	286	100		286	24,164
UCP	1,280	20		256	21,629
TOTALS	4,715			3,514	296,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,514	111.6082	122.77	431,414	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2016 Heated Area: 3146 HX Base Yr 2016



691 NW JEAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/13/2022 MLU
INC DATE		AG DATE	10/16/2023 SPF

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1996	1996	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	1,661.00	UT	1.50	1.50	100	1996	1996	3	100	2,492	
3	0296	SHED METAL	0	100	18	30	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
4	0296	SHED METAL	0	100	18	26	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
5	0252	LEAN-TO W/	0	100	12	26	624.00	UT	1.50	1.50	100	2014	2014	3	100	936	
6	0040	BARN,POLE	0	100	12	12	144.00	UT	2.50	2.50	100	2014	2014	3	100	360	
7	0040	BARN,POLE	0	100	11	12	132.00	UT	2.50	2.50	100	2014	2014	3	100	330	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	296,899
TOTAL MARKET OB/XF VALUE	16,868
TOTAL LAND VALUE - MARKET	222,458
TOTAL MARKET VALUE	350,133
SOH/AGL Deduction	83,572
ASSESSED VALUE	266,561
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	215,150
TOTAL JUST VALUE	536,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,618

SALE:3:1: INCLUDED 18-3S-16-02176-000

LAND:3:1: JOINS RE #02176-000 (59.09 AC TOTAL)

LAND:1:1: JOINS OTHER PARCELS

XFOB:1:1: COAC TRAVEL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041517	Electrical Servic	0	03/15/2021
33246	REMODEL	740	08/05/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/1721	1/30/2015	WD	Q	V	05	140,000
GRANTOR: WILLIAM J JR & GLORID						
GRANTEE: RAMSEY G & AMBER R						
1288/1695	1/30/2015	WD	Q	I	01	235,000
GRANTOR: WILLIAM J CRAIG JR &						
GRANTEE: RAMSEY G & AMBER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 N5 FSP= N10 W25 S10E25$ W25 S5 W28 S23 E28 S14 E25 N10 FOP= E8 N4 W1 N1 W7 S5$ N5 E7 S1 E15 BAS= S6 E23 UCP= E40 N32 W40 S32$ N25 W23 S19$ N19 E23 N4$ PTR= N30 FUS= N22 W13 S22 E13$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 16,368

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	2.92	AC		1.00	1.00	1.00	6,000.00	6,000.00	17,520							
2	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	22.50	AC		1.00	1.00	1.00	175.00	175.00	3,938							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	33.50	AC		1.00	1.00	1.00	445.00	445.00	14,908							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	33.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	201,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 58.92 Total Land Value: 36,366 Market: 201,000 Agricultural: 14,908 Common: 21,458 PRINTED 11/17/2026 BY SYS

COMM NE COR, RUN W 677.90 FT, S W 141.49 FT FOR POB, CONT W 480. FT, E 480.55 FT, S 468 FT TO POB

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2027

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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

TOTAL OB/XF 500

LAND DESCRIPTION

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

REVIEW DATE 01/31/2023 BY KS Total Acres: 58.92 Total Land Value: 36,366 Market: 201,000 Agricultural: 14,908 Common: 21,458 PRINTED 11/17/2026 BY SYS