

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

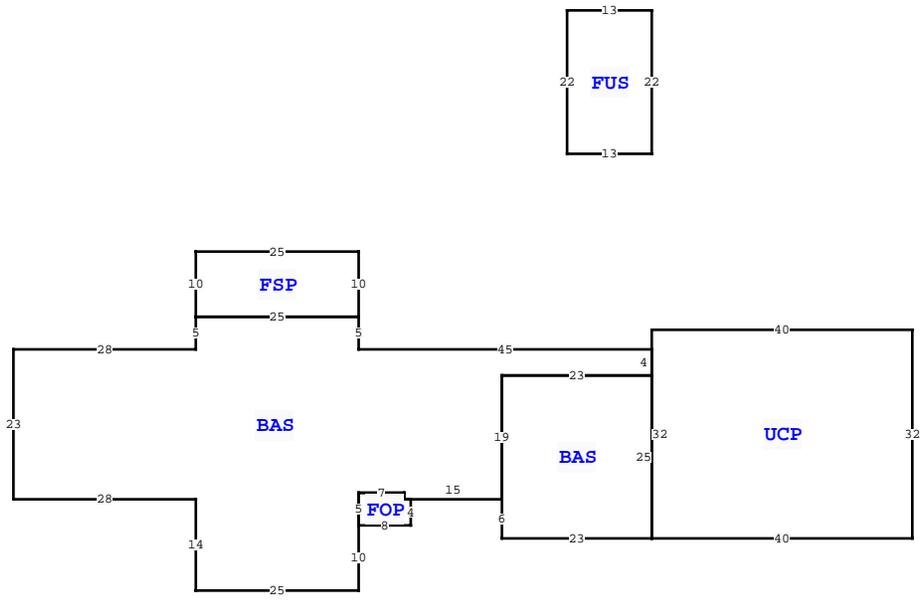
2026

18-3S-16-02176-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	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
BAS	575	100	
BAS	2,285	100	
FOP	39	30	
FSP	250	40	
FUS	286	100	
UCP	1,280	20	
TOTALS	4,715		

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%	- 2016		Heated Area: 3146					HX Base Yr 2016	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			307,685
TOTAL MARKET OB/XF VALUE			16,868
TOTAL LAND VALUE - MARKET			222,458
TOTAL MARKET VALUE			360,919
SOH/AGL Deduction			101,573
ASSESSED VALUE			259,346
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			207,935
TOTAL JUST VALUE			547,011
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			692,042

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0170	FPLC 2STRY	0	100	0	1.00	UT	2,750.00	2,750.00	100	1996
2	0166	CONC, PAVMT	0	100	0	1,661.00	UT	1.50	1.50	100	1996
3	0296	SHED METAL	0	100	18	30	UT	0.00	0.00	100	2014
4	0296	SHED METAL	0	100	18	26	UT	0.00	0.00	100	2014
5	0252	LEAN-TO W/	0	100	12	26	UT	1.50	1.50	100	2014
6	0040	BARN, POLE	0	100	12	12	UT	2.50	2.50	100	2014
7	0040	BARN, POLE	0	100	11	12	UT	2.50	2.50	100	2014
8	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014
9	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2014
10	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2018

TOTAL OB/XF												16,368												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

LAND DESCRIPTION		TOTAL OB/XF																						
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 05/13/2026 BY SYS										

