

COMM NW COR OF NE1/4, RUN E 399.
SE 520.70 FT S 3475.12 FT FOR PO
FT, S 148.20 FT, E 11.03 FT, S

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

2026

18-3S-16-02177-118



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 9,000 TOTAL LAND VALUE - MARKET 95,095 TOTAL MARKET VALUE 104,095 SOH/AGL Deduction 97,146 ASSESSED VALUE 6,949 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,949 TOTAL JUST VALUE 104,095 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 99,090 SALE: 2:1: 10.01 AC SALE: 1:1: BACK TO ORIGINAL OWNER											
DOR CODE		9901 AC/XFOB																													
MAP NUM		18316.010 MKT AREA 01																													
NEIGHBORHOOD/LOC		18316.010 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS 217 NW WOODLANDS TER, LAKE CITY BLD DATE: 05/04/2026 MLU XF DATE: INC DATE:																															
EXTRA FEATURES																															
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
2	0169	FENCE/WOOD	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000																
LAND DESCRIPTION																															
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	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095														
REVIEW DATE 12/02/2024 BY SYS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 06/22/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047484	Electrical Servic	0	06/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/0421	10/31/2017	WD U		I	11	0
GRANTOR: CHRISTOPHER A WILLIAM						
GRANTEE: RAMSEY G & AMBER R						
1327/0259	12/08/2016	WD Q		I	01	60,000
GRANTOR: CHRISTOPHER A WILLIAM						
GRANTEE: RAMSEY G & AMBER R						

BUILDING NOTES	

BUILDING DIMENSIONS	