

COMM NE COR OF SEC, RUN W 891.07
TO S R/W CR 240 FOR POB, S 604 F
N 604.01 FT, E 359.23 FT TO POB.

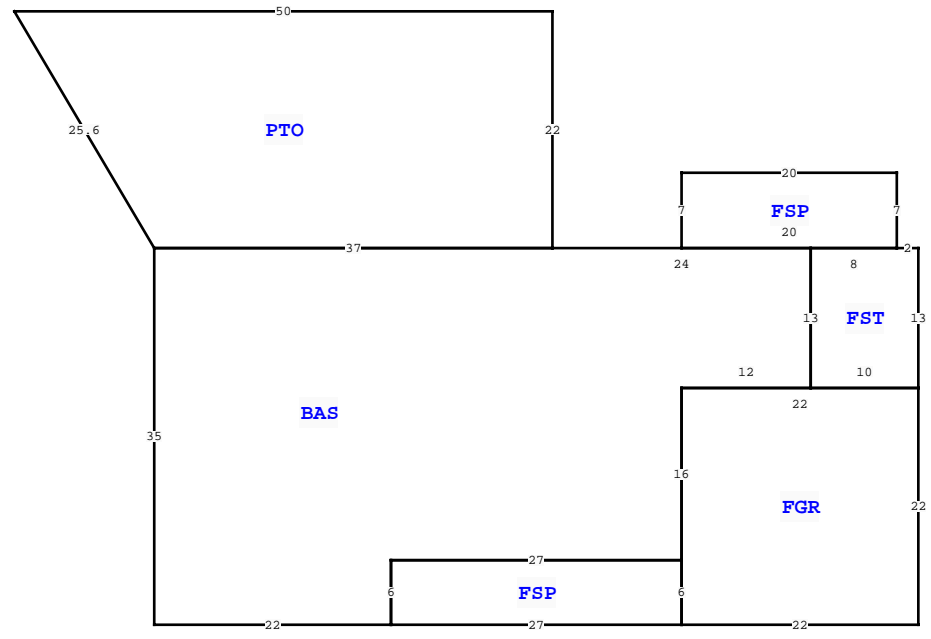
BAIRD JOHN H/BAIRD AMANDA
9326 SW CR 240
LAKE CITY, FL 32024

2026

18-5S-16-03642-001


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0102SFRES/MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	18516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100		1,709	129,247
FGR	484	55		266	20,117
FSP	140	40		56	4,235
FSP	162	40		65	4,916
FST	130	55		72	5,445
PTO	957	5		48	3,630
TOTALS	3,582			2,216	167,591

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% - 2019									
Heated Area: 1709						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	198,035			
TOTAL MARKET OB/XF VALUE	32,418			
TOTAL LAND VALUE - MARKET	65,130			
TOTAL MARKET VALUE	295,583			
SOH/AGL Deduction	86,330			
ASSESSED VALUE	209,253			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	157,842			
TOTAL JUST VALUE	295,583			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	280,027			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28778	M H	371	08/05/2010
15367	POOL	100	04/09/1999
8730	PUMP/UTPOL	30	08/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/134	7/26/2023	WD	U	I	11	100
GRANTOR: BAIRD STEVEN W						
GRANTEE: BAIRD JOHN H						
1364/1504	7/12/2018	WD	Q	I	01	180,000
GRANTOR: PAUL F WHITE						
GRANTEE: STEVEN & MARY BAIRD						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	16	36	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0282	POOL ENCL	0	100	24	46	1,104.00	UT	15.00	15.00	100	1999	1999	3	40	6,624	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
7	0252	LEAN-TO W/	0	100	16	33	528.00	UT	2.50	2.50	100	2007	2007	3	100	1,320	
8	0010	BARN,BLK	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
9	0252	LEAN-TO W/	0	100	15	17	255.00	UT	2.50	2.50	100	2007	2007	3	100	638	
10	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

LAND USE																								
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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

LAND DESCRIPTION												TOTAL OB/XF											
												31,218											
REVIEW DATE 02/04/2026 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 06/09/2026 BY SYS																							

