LOT 4 UNIT 1 CEDAR SPRING SHORES BAUMER TRACY

377-693, 878-1496, QC 1034-1802, ,

2026

18-7S-16-04236-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010 1.00/		

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,100
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	80,100
SOH/AGL Deduction	0
ASSESSED VALUE	80,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,100
TOTAL JUST VALUE	80,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,400

LAND:1:1: LOT 4 UNIT 1-WATER FRONT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1470	8/20/2021	PR	U	I	19	325,000
GRANTOR: REYNOLDS KENNETH B AS						
GRANTEE: BAUMER TRACY						
1135/1903	11/02/2007	WD	Q	V		117,500
GRANTOR: RONDI R GREY (PER REP						
GRANTEE: PATRICK D & ELISE L						

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
1	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	0020	C	VAC/WATER	0		A-1	102.00	536.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 10/25/2023 BY TW Total Acres: 1.26 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 05/12/2026 BY SYS