BEG INTERS E LINE SEC & S R/W CR
S 648.01 FT, W 252.25 FT, N 611.
S R/W OF CR-252, E ALONG CURVE 2

BAUMLIN LAWRENCE C
1815 30TH AVENUE EAST
BRADENTON, FL 34208

2027

20-3S-17-05382-000

BUILDING CHARACTERISTICS

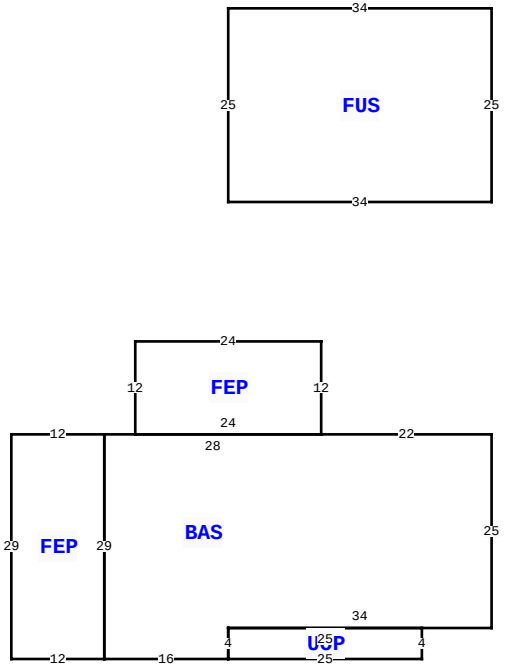
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100		1,314	97,769
FEP	288	80		230	17,113
FEP	348	80		278	20,685
FUS	850	100		850	63,245
UOP	100	20		20	1,488
TOTALS	2,900			2,692	200,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	104.0640	114.47	308,153	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2164 HX Base Yr



714 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	0	25	21	1.00	UT	0.00	0.00	100	0	0	3	100	1,700	
2	0070	CARPORT UF	0	0	18	20	2.00	UT	400.00	400.00	100	1993	1993	3	100	800	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
7	0031	BARN,MT AE	0	0	20	30	600.00	UT	9.00	9.00	100	2011	2011	3	100	5,400	
8	0060	CARPORT F	0	0	32	48	1,536.00	UT	3.50	3.50	100	2011	2011	3	100	5,376	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	200,299
TOTAL MARKET OB/XF VALUE	20,056
TOTAL LAND VALUE - MARKET	66,690
TOTAL MARKET VALUE	287,045
SOH/AGL Deduction	0
ASSESSED VALUE	287,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,045
TOTAL JUST VALUE	287,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,685

SALE:2:1: 4.14 AC PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/1195	5/14/2015	WD	U	I	11	100
GRANTOR: LORA BROWN LONNIE OUR						
GRANTEE: LAWRENCE C BAUMLIN						
1294/1782	5/14/2015	WD	Q	I	01	150,000
GRANTOR: LORA M BROAN & LONNIE						
GRANTEE: LAWRENCE C BAUMLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FEP= N12 W24 S12 E24$ W28 FEP= W12 S29 E12 N29$ S29 E16 UOP= E25 N4 W25 S4$ N4 E34 N25$ PTR=N30 FUS= N25 W34 S25 E34$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 20,056

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	0			0.00	0.00	1.23	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,690							
2	9900	C	AC NON-AG	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	63,000							

REVIEW DATE 08/24/2015 BY DF Total Acres: 11.73 Total Land Value: 66,690 Market: 0 Agricultural: 0 Common: 66,690 PRINTED 11/17/2026 BY SYS