

COMM AT NW COR OF SEC, RUN S 377
 SW COR OF SUWANNEE ACS, S 51 DEG
 POB, CONT S 51 DEG E 772.95 FT,

WILSON JAMES R
 463 NW BAUGHN ST
 LAKE CITY, FL 32055

2026

27-2S-16-01765-001


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 9,000 TOTAL LAND VALUE - MARKET 113,960 TOTAL MARKET VALUE 23,237 SOH/AGL Deduction 0 ASSESSED VALUE 23,237 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 23,237 TOTAL JUST VALUE 122,960 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 122,960 XFOB:1:1: HICK MH											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1309/1115 2/09/2016 WD Q I 03 45,000 GRANTOR: WILLIAM CLIFFORD MCIN GRANTEE: JAMES R WILSON 0526/0790 12/01/1983 WD Q I 01 27,000 GRANTOR: GRANTEE:											
DOR CODE 6200 PASTURE CLS33										MAP NUM MKT AREA 03										NEIGHBORHOOD/LOC 27216.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										229 NW BAUGHN ST, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU 05/15/2022 SPF											
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	BUILDING NOTES															
1	0040	BARN, POLE	0 0	0 0	1,800.00	UT	5.00	5.00	100	2021	2021		100	9,000		BUILDING DIMENSIONS															
LAND DESCRIPTION															TOTAL OB/XF 9,000																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.59	AC		1.00	1.00	1.00	3,500.00	3,500.00	5,565														
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.97	AC		1.00	1.00	1.00	280.00	280.00	8,672														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.97	AC		1.00	1.00	1.00	3,500.00	3,500.00	108,395														