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 KANKI SHANAE
463 NW BAUGHN ST
LAKE CITY, FL 32055

2027

27-2S-16-01765-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

229 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	05/15/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	130,240
TOTAL MARKET VALUE	24,032
SOH/AGL Deduction	0
ASSESSED VALUE	24,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,032
TOTAL JUST VALUE	139,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,240

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
1581/15	10/21/2026	WD	U	I	11	100
GRANTOR: WILSON JAMES R						
GRANTEE: WILSON KANKI SHANAE						
1309/1115	2/09/2016	WD	Q	I	03	45,000
GRANTOR: WILLIAM CLIFFORD MCIN						
GRANTEE: JAMES R WILSON						

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	0040	BARN,POLE	0	0	0	0	1,800.00	UT	5.00	5.00	100	2021	2021		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.59	AC		1.00	1.00	1.00	4,000.00	4,000.00	6,360							
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	4,000.00	4,000.00	123,880							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 32.56 Total Land Value: 15,032 Market: 123,880 Agricultural: 8,672 Common: 6,360 PRINTED 11/17/2026 BY SYS