



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 11,344 TOTAL LAND VALUE - MARKET 79,760 TOTAL MARKET VALUE 21,856 SOH/AGL Deduction 0 ASSESSED VALUE 21,856 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 21,856 TOTAL JUST VALUE 91,104 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 76,149																			
DOR CODE		5020 IMP AG/BARN								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																				387 NW BAUGHN ST, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU 05/15/2022 SPF									
EXTRA FEATURES																				BUILDING NOTES																			
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	0280	POOL R/CON	0	0	32	16	512.00	UT	7.00	7.00	100	1997	1997	3	40	1,434																							
2	0010	BARN, BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																							
3	0166	CONC, PAVMT	0	0	0	0	1,170.00	UT	1.50	1.50	100	1997	1997	3	100	1,755																							
4	0130	CLFENCE 5	0	0	0	0	170.00	UT	5.50	5.50	70	1993	1993	3	70	655																							
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	5,000																							
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	2,000																							
																				TOTAL OB/XF 11,344																			
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	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000																						
2	6200	A	PASTURE 3	0		00	0.00	0.00	8.97	AC		1.00	1.00	1.00	280.00	280.00	2,512																						
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	71,760																						
REVIEW DATE 04/13/2023 BY kellen Total Acres: 9.97 Total Land Value: 10,512 Market: 71,760 Agricultural: 2,512 Common: 8,000 PRINTED 06/09/2026 BY SYS																																							