COMM SW COR OF NW1/4, RUN N
30.01 FT TO N R/W BAUGHN RD
FOR POB, CONT N 494.99 FT, E

WILSON KANDI SHANAE
463 NW BAUGHN RD
LAKE CITY, FL 32055

2026

27-2S-16-01767-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

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

387 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	11,344
TOTAL LAND VALUE - MARKET	64,805
TOTAL MARKET VALUE	20,356
SOH/AGL Deduction	0
ASSESSED VALUE	20,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,356
TOTAL JUST VALUE	76,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13086	POOL	110	09/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1086/2478	6/15/2006	QC	Q	I	01	100

GRANTOR: JAMES BERNARD & PATRI

GRANTEE: KANDI SHANAE 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	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	

LAND DESCRIPTION

TOTAL OB/XF 11,344

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
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	6,500.00	6,500.00	58,305							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 9.97 Total Land Value: 9,012 Market: 58,305 Agricultural: 2,512 Common: 6,500 PRINTED 03/25/2026 BY SYS