COMM AT NW COR OF SEC, RUN S 377
SE 711.98 FT, S 1280.52 FT, W 56
1736.36 FT TO POB EX 10 AC DESC

WILSON JAMES BERNARD/RACKLEY TAYLOR
463 NW BAUGHN RD
LAKE CITY, FL 32055

2027

27-2S-16-01767-001

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	05/15/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,240
TOTAL MARKET VALUE	2,668
SOH/AGL Deduction	0
ASSESSED VALUE	2,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,668
TOTAL JUST VALUE	76,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30090	M H	549	04/19/2012
13086	POOL	110	09/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1579	4/16/2024	QC	U	V	11	100
GRANTOR: WILSON JAMES BERNARD						
GRANTEE: WILSON JAMES BERNAR						
0781/1970	10/29/1993	QC	Q	V	01	0
GRANTOR: JAMES WILSON JR						
GRANTEE: JAMES BERNARD WILSO						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		00	0.00	0.00	9.53	AC		1.00	1.00	1.00	280.00	280.00	2,668							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.53	AC		1.00	1.00	1.00	8,000.00	8,000.00	76,240							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 9.53 Total Land Value: 2,668 Market: 76,240 Agricultural: 2,668 Common: 0 PRINTED 11/17/2026 BY SYS