COMM AT SW COR OF NW1/4, N 525 F
N 772.37 FT, E 564.72 FT, S 772.
OF LAND DESC IN ORB 738-821, W 5

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

2027

27-2S-16-01767-005

BUILDING CHARACTERISTICS

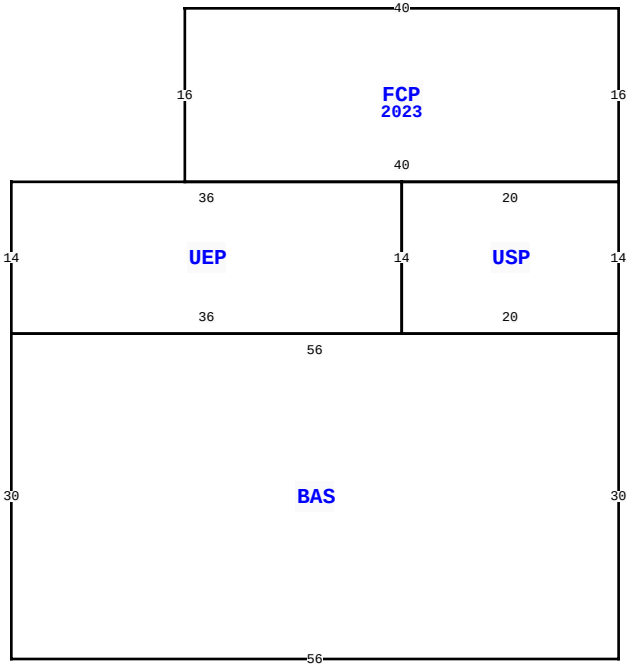
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	1,680	100		1,680	99,598
FCP	640	25	2023	160	9,485
UEP	504	70		353	20,928
USP	280	35		98	5,810
TOTALS	3,104			2,291	135,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,291	115.9000	107.79	246,947	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1680 HX Base Yr 2014



463 NW BAUGHN ST, LAKE CITY

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	135,821
TOTAL MARKET OB/XF VALUE	16,756
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	163,097
SOH/AGL Deduction	74,377
ASSESSED VALUE	88,720
TOTAL EXEMPTION VALUE	HX HB VX VT 88,720
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	232,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/2064	3/28/2012	WD	U	I	11	100

GRANTOR: JAMES BERNARD WILSON

GRANTEE: JAMES BERNARD WILSO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S30 E56 N30 $
UEP=[ORIG=-20,-14] W36 S14 E36 N14 $
USP=[ORIG=0,0] N14 W20 S14 E20 $
FCP=[YR=2023;ORIG=-40,-30] E40 S16 W40 N16 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
7	0030	BARN,MT	0	100	28	22	616.00	UT	15.00	15.00	100	2023	2022		100	9,240	
8	0252	LEAN-TO W/	0	100	28	12	336.00	UT	3.00	3.00	100	2023	2022		100	1,008	
9	0252	LEAN-TO W/	0	100	28	12	336.00	UT	3.00	3.00	100	2023	2022		100	1,008	

LAND DESCRIPTION

TOTAL OB/XF 16,756

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	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,000							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 04/13/2023 BY KGS Total Acres: 10.00 Total Land Value: 10,520 Market: 72,000 Agricultural: 2,520 Common: 8,000 PRINTED 11/17/2026 BY SYS