LOT 2 JOYCE'S GEM A REPLAT OF LO
COUNTRY LANE ESTATES.

BAKER ERROL B
306 NW BAUGHN ST
LAKE CITY, FL 32055

2027

27-2S-16-01770-141

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

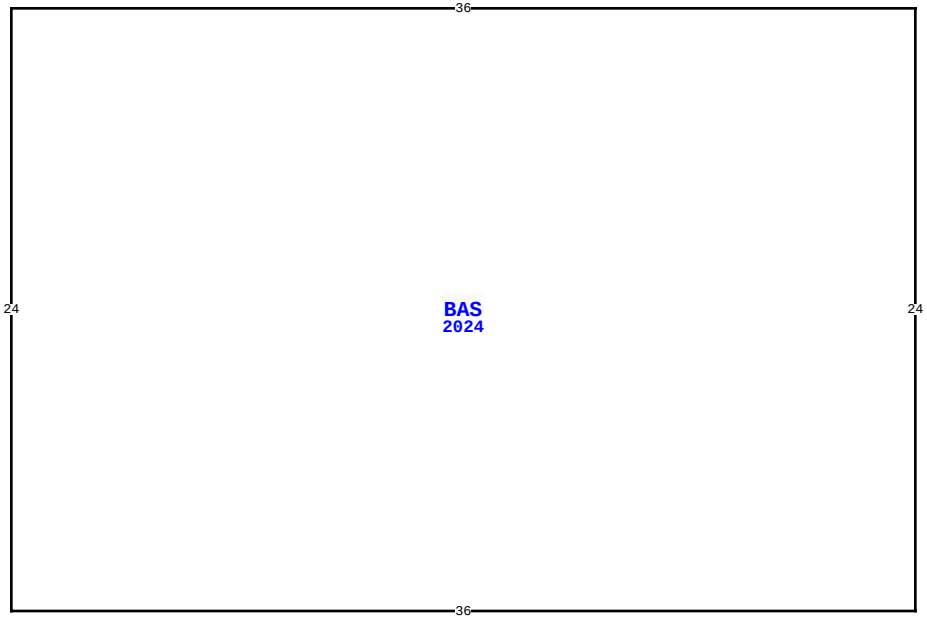
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 27216.03 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	49,716
TOTALS	864			864	49,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	864	112.5000	104.62	90,392	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 864 HX Base Yr 2026



306 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,716
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		81,716
SOH/AGL Deduction		0
ASSESSED VALUE		81,716
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,305
TOTAL JUST VALUE		81,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042323	Mobile Home		07/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1536	6/21/2024	QC	U	I	11	100
GRANTOR: BAKER ERROL B						
GRANTEE: BAKER ERROL B						
1404/0811	1/15/2020	WD	Q	V	01	46,000
GRANTOR: COUNTRY DREAMS LLC						
GRANTEE: ERROL B BAKER & THA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,13] E36 S24 W36 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 04/14/2023 BY RP Total Acres: 2.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS