

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,031	118.6500	132.89	269,900	1999	1999	0	0	35.00	65.00

2 SINGLE FAM 100% - 2008 Heated Area: 1611 HX Base Yr 2008

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		175,435	
TOTAL MARKET OB/XF VALUE		5,166	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		210,601	
SOH/AGL Deduction		107,073	
ASSESSED VALUE		103,528	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		52,117	
TOTAL JUST VALUE		210,601	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,601	
SALE:3:1: LOT 1 BLOCK A COUNTRY LANE ESTATES			
SALE:2:1: LOT 1 BLOCK A COUNTRY LANE ESTATES			
SALE:1:1: LOT 1 BLOCK A COUNTRY LANE ESTATES WITH			
BLDG:1:1: SPRI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043650	Roof Replacement	13,105	02/03/2022
15329	SFR	265	04/02/1999
9668	M H	125	05/01/1995

Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	28216.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100		1,611	139,156
FGR	527	55		290	25,050
FOP	155	30		46	3,973
FOP	192	30		58	5,010
FST	48	55		26	2,246
TOTALS	2,533			2,031	175,435

720 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2021
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	1995	1995	3	100	450	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	344.00	UT	1.50	1.50	100	1999	1999	3	100	516	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1107/0477	12/28/2006	WD Q	Q	I		210,000
GRANTOR: ROGER & CYNTHIA LANE						
GRANTEE: CHRISTINE KUKLO & M						
1067/1430	12/06/2005	WD Q	Q	I		252,400
GRANTOR: CASZAT						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W12 FOP= N8 W24 S8 E24\$ W45 S9 W8 S7 FGR= S25 E23 N21 FST= N4 W12 S4 E12\$ W12 N4 W11\$ E23 S15 FOP= S4 E29 N7 W10 D3 L6 W13\$ E13 R6 U3 E10 S7 E13 N35\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	0.75	0.75	40,000.00	30,000.00	30,000							