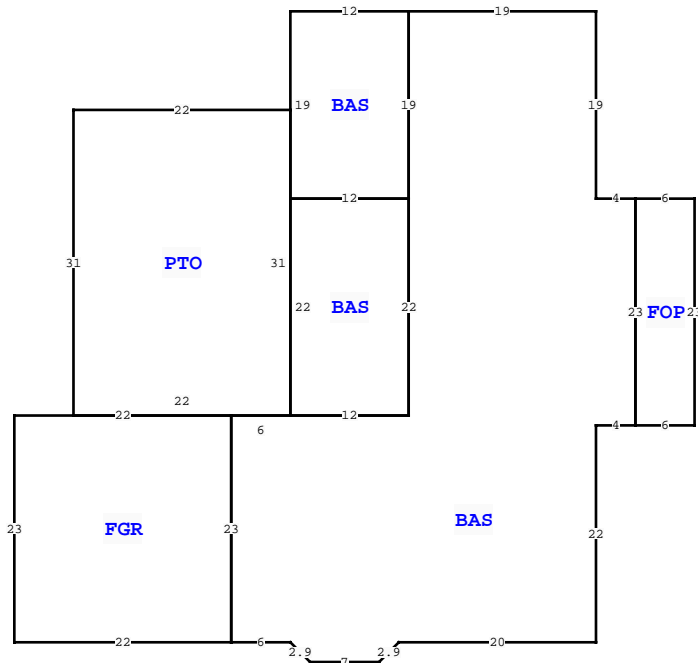


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 1998									Heated Area: 2232 HX Base Yr 1998	



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	19,909
BAS	264	100		264	23,053
BAS	1,740	100		1,740	151,939
FGR	506	55		278	24,276
FOP	138	30		41	3,580
PTO	682	5		34	2,969
<b>TOTALS</b>	<b>3,558</b>			<b>2,585</b>	<b>225,726</b>

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000
2	0166	CONC, PAVMT	0	100	20	20	400.00	UT	1.50	1.50	100	1997	1997	3	100	600
3	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1997	1997	3	100	700
4	0166	CONC, PAVMT	0	100	25	50	1,250.00	UT	3.00	3.00	100	2008	2008	3	100	3,750
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400

612 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			225,726
TOTAL MARKET OB/XF VALUE			12,450
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			288,176
SOH/AGL Deduction			107,724
ASSESSED VALUE			180,452
TOTAL EXEMPTION VALUE	HX HB VX 13		180,452
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			288,176
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,612

SALE:2:1: LOT 3 BLK A  
 SALE:1:1: SALE NOT IN LINE, MUST HAVE SMALL IMPROV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050246	Electrical Servic	0	07/01/2024
000048296	Storage Building	20,000	09/29/2023
11834	SFR	340	11/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/2459	1/30/1996	WD	U	V	09	21,500
GRANTOR: LEONELL & GLORIA DIAZ						
GRANTEE: DOUGLAS W & KIM S G						
0816/2458	1/29/1996	WD	Q	V		12,400
GRANTOR: ROGERS & WOODLAND						
GRANTEE: LEONEL & GLORIA DIA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W19 BAS= W12 S19 E12 N19\$ S19 BAS= W12 S22 E12 N22\$ S22 W12 PTO= N31 W22 S31 E22\$ W6 FGR= W22 S23E22 N23\$ S23 E6 D2 R2 E7 R2 U2 E20 N22 E4 FOP= E6 N23 W6S23\$ N23 W4 N19\$.													

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	1.00	1.00	50,000.00	50,000.00	50,000							