LOT 3 BLOCK A COUNTRY LANE ESTAT
ORB 816-2458, 816-2459,

GRAHAM DOUGLAS W/GRAHAM KIM S
P O BOX 198
WHITE SPRINGS, FL 32096

2027

28-2S-16-01771-103

BUILDING CHARACTERISTICS

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

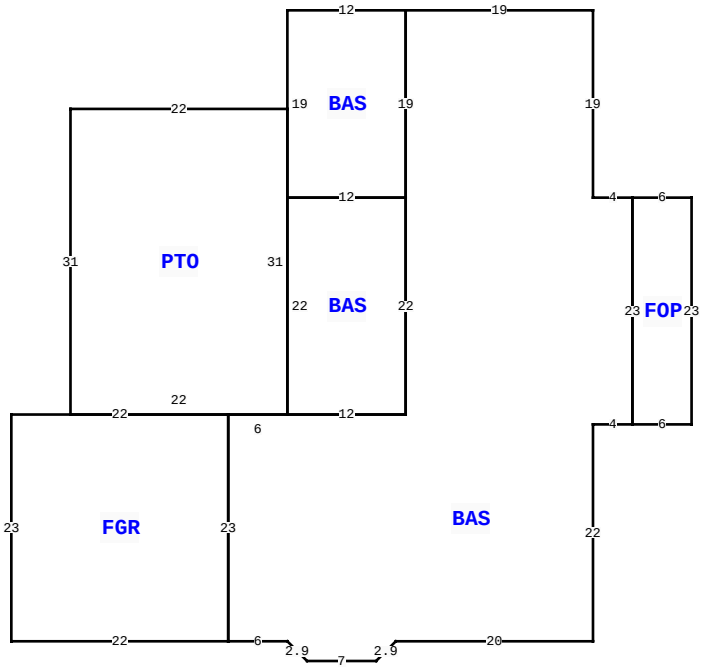
NEIGHBORHOOD/LOC 28216.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	19,554
BAS	264	100		264	22,643
BAS	1,740	100		1,740	149,234
FGR	506	55		278	23,843
FOP	138	30		41	3,516
PTO	682	5		34	2,916
TOTALS	3,558			2,585	221,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,585	108.2880	119.12	307,925	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 2232 HX Base Yr 1998



612 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	221,706
TOTAL MARKET OB/XF VALUE	12,450
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	284,156
SOH/AGL Deduction	98,290
ASSESSED VALUE	185,866
TOTAL EXEMPTION VALUE	HX HB VX 13 185,866
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	284,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,176

SALE:2:1: LOT 3 BLK A

SALE:1:1: SALE NOT IN LINE, MUST HAVE SMALL IMPROV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056761	Generator		10/12/2026
000056684	Electrical Servic		09/29/2026
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

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 12,450

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	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							

REVIEW DATE 11/16/2026 BY Andres Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS