N 1/2 OF LOT 1 BLOCK A COUNTRY LANE ESTATES S/D ORB 794-2423, 797-129, 801-2405, 801-2406.

ARMSTRONG MICHAEL/KUKLO CHRISTINE
720 NW BAUGHN ST
LAKE CITY, FL 32055

**2027**

**28-2S-16-01771-106**

## BUILDING CHARACTERISTICS

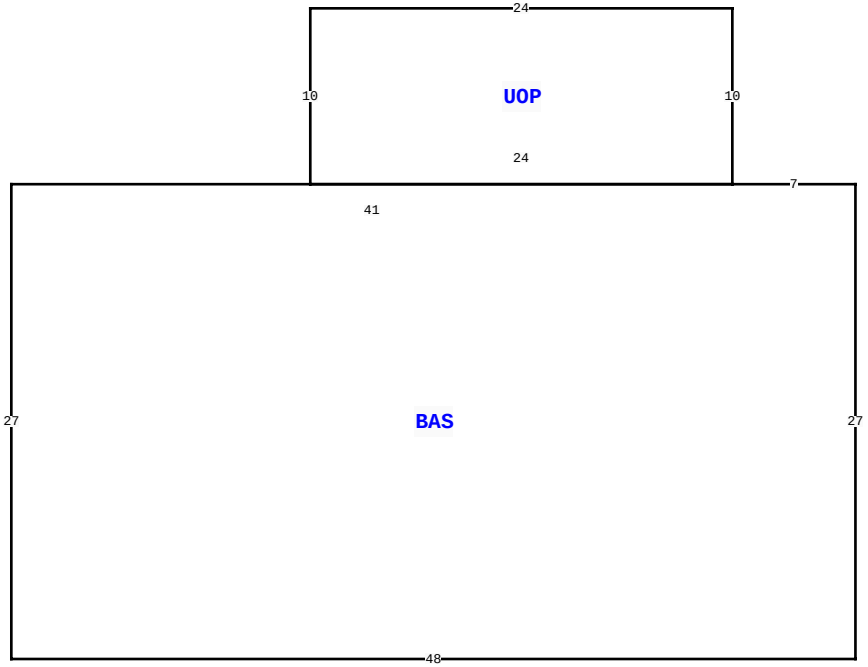
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 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 | 28216.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 75,507 |
| UOP | 240 | 25 | | 60 | 3,496 |
| TOTALS | 1,536 | | | 1,356 | 79,003 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,356 | 113.9000 | 105.93 | 143,641 | 1995 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr




722 NW BAUGHN ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/17/2021 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 | 0060 | CARPORT F | 0 | 0 | 20 | 20 | 400.00 | UT | 5.00 | 5.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 8 | 11 | 88.00 | UT | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 100 | 616 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 79,003 |
| TOTAL MARKET OB/XF VALUE | 9,616 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 118,619 |
| SOH/AGL Deduction | 13,227 |
| ASSESSED VALUE | 105,392 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 105,392 |
| TOTAL JUST VALUE | 118,619 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 119,469 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1107/0906 | 12/28/2006 | WD | Q | I | | 55,000 |
| GRANTOR: CYNTHIA LANE | | | | | | |
| GRANTEE: MICHAEL ARMSTRONG & | | | | | | |
| 1067/1455 | 12/06/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: ROGER LANE | | | | | | |
| GRANTEE: CYNTHIA LANE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W7 UOP= N10 W24 S10 E24$ W41 S27 E48 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 9,616

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.75 | 40,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 04/10/2023 BY kellen Total Acres: 2.51 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS