

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

2026

28-2S-16-01771-106

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 Floor	14	CARPET	90		
Interior Floor	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		
Architectural	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	76,320
UOP	240	25		60	3,533
TOTALS	1,536			1,356	79,853

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	0%	- 0																				
					Heated Area: 1296			HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/17/2021</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/17/2021	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		79,853	
TOTAL MARKET OB/XF VALUE		9,616	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		119,469	
SOH/AGL Deduction		23,658	
ASSESSED VALUE		95,811	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		95,811	
TOTAL JUST VALUE		119,469	
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						

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	0060	CARPORT F	0	0	20	20	UT	5.00	5.00	100	2005	2005	3	100	2,000	
2	0296	SHED METAL	0	0	8	11	UT	7.00	7.00	100	2005	2005	3	100	616	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
													TOTAL OB/XF		9,616	

BUILDING NOTES												

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

LAND DESCRIPTION																								
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	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							