LOT 1 PINEHILLS S/D.
ORB 645-245, 950-2401.

LEE DONALD E/LEE ANSALA
9948 NW 15TH COURT
CORAL SPRINGS, FL 33071

2026

28-2S-16-01772-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1461 NW BAUGHN ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	53,000
SOH/AGL Deduction	12,958
ASSESSED VALUE	40,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,042
TOTAL JUST VALUE	53,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,000

SALE:1:1: TO SATISFY AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12032	PUMP/UTPOL	30	01/13/1997
9435	M H	125	03/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1071/0853	1/13/2006	WD	Q	I		60,000
GRANTOR: BERNARD & LOUISE GRAH						
GRANTEE: DONALD AND ANSALA L						
0950/2401	1/02/2002	WD	Q	I	06	0
GRANTOR: BERNARD & LOUISE GRAH						
GRANTEE: GRAHAM BERNARD & LO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.02 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/12/2026 BY SYS