

LOT 7 PINEHILLS S/D AND NW 1/4 O LIES S OF BAUGHN RD LESS & EXCEP SAID STRIP BEING 161.33 FT WIDE.

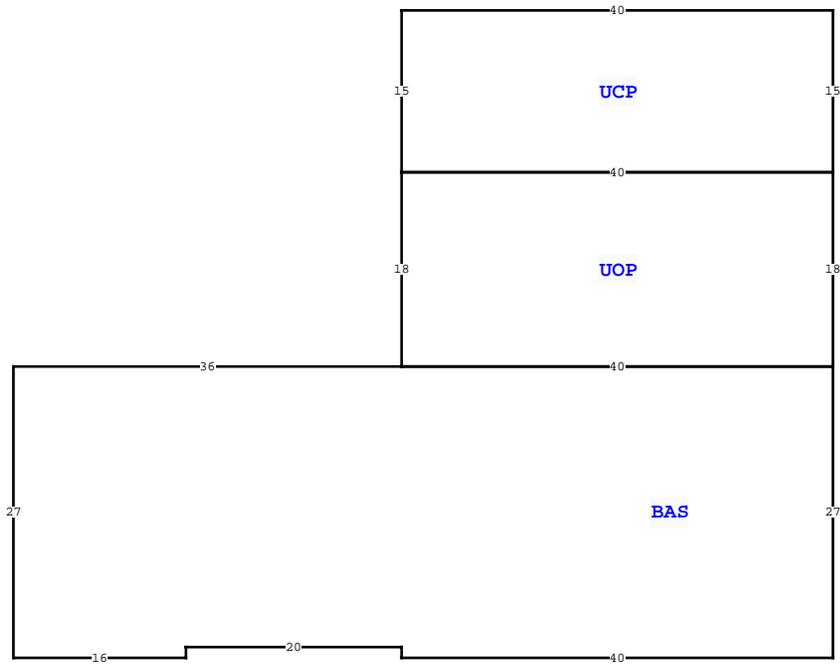
WILLIAMS MADERIEAN
1088 NW BAUGHN STREET
LAKE CITY, FL 32055

2026

28-2S-16-01772-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 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	28216.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,032	100	
UCP	600	20	
UOP	720	25	
TOTALS	3,352		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2005								
Heated Area: 2032					HX Base Yr 2005						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,051
TOTAL MARKET OB/XF VALUE			9,550
TOTAL LAND VALUE - MARKET			65,640
TOTAL MARKET VALUE			146,241
SOH/AGL Deduction			78,680
ASSESSED VALUE			67,561
TOTAL EXEMPTION VALUE	HX HB WR		47,561
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			146,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29118	M H	485	01/06/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0976/1263	2/20/2003	WD	Q	V	04	20,000

GRANTOR: LENVIL H DICKS
GRANTEE: MADERIEAN & HENRIET

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

BUILDING NOTES	
BAS= W36 S27 E16 N1 E20 S1 E40 N27 UOP= N18 UCP= N15 W40 S15 E40\$ W40 S18 E40\$ W40\$.	

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	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	300	
3	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	UT	800.00	800.00	100	2023	2022		100	800	

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.58	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,640							