

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 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	28216.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,480
TOTALS	924			924	25,480

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	2026		68.94	63,701	1984	1984	0	0	60.00	40.00	
Heated Area: 924				HX Base Yr									
1556 NW BAUGHN ST, LAKE CITY													
				BLD DATE		LGL DATE		05/07/2026 MLU					
				XF DATE		LAND DATE							
				INC DATE		AG DATE							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		25,480	
TOTAL MARKET OB/XF VALUE		8,100	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		56,080	
SOH/AGL Deduction		0	
ASSESSED VALUE		56,080	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		56,080	
TOTAL JUST VALUE		56,080	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		44,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10755	M H	125	02/14/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/83	1/30/2026	QC	U	I	11	100
GRANTOR: WILT RYAN LEE						
GRANTEE: ADVANTA IRA SERVICE						
1535/1681	3/11/2025	WD	U	I	37	120,000
GRANTOR: ADVANTA IRA SERVICES,						
GRANTEE: WILT RYAN LEE						

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
TOTAL OB/XF 8,100																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,000.00	22,500.00	22,500							