

THE W 443.80 FT OF E 1160.60 FT  
SE1/4 AS LIES S OF BAUGHN RD.

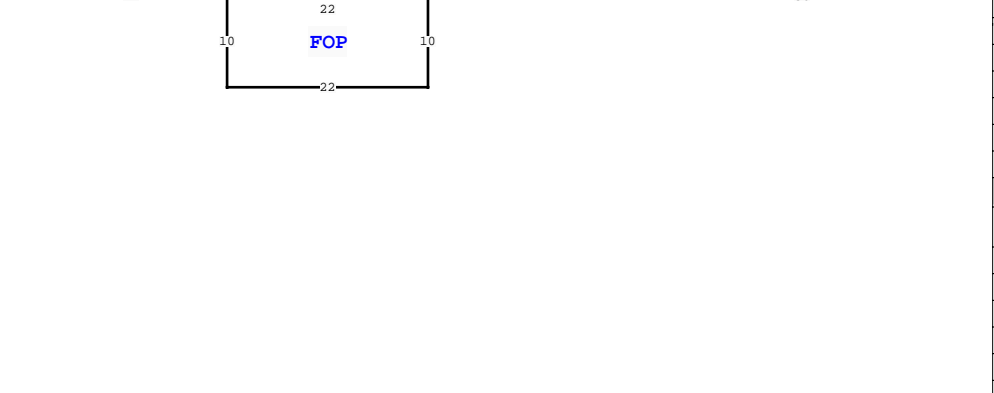
PAUL DAVID/PAUL DANIELA ELENA  
974 NW BAUGHN ST  
LAKE CITY, FL 32055

**2026**

28-2S-16-01776-002

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR/MH CON	100%	- 2025		Heated Area: 2195					HX Base Yr	2025	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			238,078
TOTAL MARKET OB/XF VALUE			2,252
TOTAL LAND VALUE - MARKET			67,280
TOTAL MARKET VALUE			307,610
SOH/AGL Deduction			1,879
ASSESSED VALUE			305,731
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			254,320
TOTAL JUST VALUE			307,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,693

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	539	100		539	48,116
BAS	1,656	100		1,656	147,829
FGR	720	55		396	35,351
FOP	220	30		66	5,892
UOP	48	20		10	893
TOTALS	3,183			2,667	238,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18745	GARAGE	110	09/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/2076	6/11/2025	WD	U	I	11	100
GRANTOR: PAUL DAVID						
GRANTEE: PAUL DAVID						
1478/2618	11/07/2022	WD	U	I	11	100
GRANTOR: DAVID GLOBAL EXPRESS						
GRANTEE: PAUL DAVID						

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	12	12	144.00	UT	2.50	70	1993	1993	3	70	252	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	1,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	100	
4	0214	GRN HOUSE	0	100	0	0	1.00	UT	400.00	100	2023	2022		100	400	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
974 NW BAUGHN ST, LAKE CITY			05/11/2026 MLU		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= S24 E21 FOP= S10 E22 N10 W22\$ E48 FGR= E30 N24 W30 S24\$ N24 BAS= N11 W49 S11 E49\$ W49 UOP= N4 W12 S4 E12\$ W20\$.												

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	0100	C	SFR	100		00	0.00	0.00	8.41	AC		1.00	1.00	1.00	8,000.00	8,000.00	67,280								