N1/2 OF W1/2 OF E1/2 OF
NE1/4 OF NW1/4 & N1/2 OF E1/2
OF E1/2 OF W1/2 OF NE1/4 OF

BAUGHAN RAYMOND SCOTT
5430 MOSCOW PL APT 34
DULLES, VA 20189

2026

30-2S-16-01788-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30216.00	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

3190 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,958
TOTAL LAND VALUE - MARKET	50,890
TOTAL MARKET VALUE	58,848
SOH/AGL Deduction	17,562
ASSESSED VALUE	41,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,286
TOTAL JUST VALUE	58,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0648/0356	3/31/1988	WD	U	V		1
GRANTOR: BAUGHAN LEWIS R						
GRANTEE: SCHMITT OSWALD ETAL						
0648/0243	3/23/1988	WD	Q	V		15,000
GRANTOR: JOHNSON BOBBY C &						
GRANTEE: BAUGHAN LEWIS R						

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	0011	BARN,BLK A	0	0	16	31	496.00	UT	4.50	4.50	25	0	0	3	25	558	
2	0296	SHED METAL	0	0	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,958

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		00	0.00	0.00	7.27	AC		1.00	1.00	1.00	7,000.00	7,000.00	50,890							

REVIEW DATE 12/14/2022 BY JD Total Acres: 7.27 Total Land Value: 50,890 Market: 0 Agricultural: 0 Common: 50,890 PRINTED 05/08/2026 BY SYS