

COMM SE COR OF COUNTRY LANE ESTA  
ALONG W R/W OF US HWY-41 391.75  
329.79 FT, SW 319.02 FT, W 417.6

WILSON KANDI SHANAE  
463 NW BAUGHN ST  
LAKE CITY, FL 32055

2026

34-2S-16-01841-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 133,776 <b>TOTAL MARKET VALUE</b> 133,776 <b>SOH/AGL Deduction</b> 12,375 <b>ASSESSED VALUE</b> 121,401 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 121,401 <b>TOTAL JUST VALUE</b> 133,776 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 117,054																							
																				<b>PERMIT NUM</b> 8603 <b>DESCRIPTION</b> M H <b>AMT</b> 125 <b>ISSUED</b> 07/18/1994																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1438/1166</td> <td>5/25/2021</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: WILSON JAMES GRANTEE: WILSON KANDI SHANAE 1377/2348 2/05/2019 WD Q V 01 90,000 GRANTOR: ISIAH L PARNELL GRANTEE: JAMES WILSON										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1438/1166	5/25/2021	QC	U	V	11	100
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1438/1166	5/25/2021	QC	U	V	11	100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> 112 NW WHITEWATER GLN, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/18/2026 MLU																							
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																											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9900	C	AC NON-AG	0		00	0.00	0.00	37.16	AC		1.00	1.00	0.90	4,000.00	3,600.00	133,776																										
<b>REVIEW DATE</b> 05/18/2026 <b>BY</b> MLU <b>Total Acres:</b> 37.16 <b>Total Land Value:</b> 133,776 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 133,776 <b>PRINTED 06/11/2026 BY SYS</b>																																											