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

2027

34-2S-16-01841-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.00	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

112 NW WHITEWATER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	133,776
TOTAL MARKET VALUE	133,776
SOH/AGL Deduction	235
ASSESSED VALUE	133,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,541
TOTAL JUST VALUE	133,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056032	Electrical Servic		07/06/2026
8603	M H	125	07/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1166	5/25/2021	QC	U	V	11	100
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						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 37.16 Total Land Value: 133,776 Market: 0 Agricultural: 0 Common: 133,776 PRINTED 11/17/2026 BY SYS