

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																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 117,054 TOTAL MARKET VALUE 117,054 SOH/AGL Deduction 0 ASSESSED VALUE 117,054 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 117,054 TOTAL JUST VALUE 117,054 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 117,054																							
																				PERMIT NUM 8603 DESCRIPTION M H AMT 125 ISSUED 07/18/1994																							
																				SALES DATA <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
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1438/1166	5/25/2021	QC	U	V	11	100																																					
TOTALS EXTRA FEATURES 112 NW WHITEWATER GLN, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/11/2025 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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
LAND DESCRIPTION										TOTAL OB/XF 0																																	
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	3,500.00	3,150.00	117,054																										
REVIEW DATE 04/11/2025 BY MLU Total Acres: 37.16 Total Land Value: 117,054 Market: 0 Agricultural: 0 Common: 117,054 PRINTED 03/27/2026 BY SYS																																											