COMM SW COR OF NW1/4 OF NE1/4, R
POB, RUN N 210 FT, E 210 FT, S 2
TO POB.

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

2027

34-2S-16-01841-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	6,000
TOTAL MARKET VALUE	13,000
SOH/AGL Deduction	0
ASSESSED VALUE	13,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,000
TOTAL JUST VALUE	13,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,000

XFOB:1:1: SUNV M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/250	10/03/2023	WD	U	I	37	5,000
GRANTOR: DORTCH NANCY RUTH						
GRANTEE: WILSON KANDI SHANAE						
0809/0598	8/11/1995	TD	U	I	07	0
GRANTOR: DAVID EUGENE DORTCH						
GRANTEE: SEE NOTE SCREEN						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.50	12,000.00	6,000.00	6,000							

REVIEW DATE 10/23/2023 BY ME Total Acres: 1.00 Total Land Value: 6,000 Market: 0 Agricultural: 0 Common: 6,000 PRINTED 11/17/2026 BY SYS