

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

2026

34-2S-16-01841-002


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 7,000 TOTAL LAND VALUE - MARKET 4,750 TOTAL MARKET VALUE 11,750 SOH/AGL Deduction 0 ASSESSED VALUE 11,750 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,750 TOTAL JUST VALUE 11,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,750 XFOB:1:1: SUNV M H																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				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>1500/250</td> <td>10/03/2023</td> <td>WD</td> <td>U</td> <td>I</td> <td>37</td> <td>5,000</td> </tr> </tbody> </table> 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										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
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
			04/21/2025		MLU																																						
TOTALS																																											
EXTRA FEATURES																																											
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																											
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
LAND DESCRIPTION																																											
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.50	9,500.00	4,750.00	4,750																										
REVIEW DATE 10/23/2023 BY ME Total Acres: 1.00 Total Land Value: 4,750 Market: 0 Agricultural: 0 Common: 4,750 PRINTED 03/27/2026 BY SYS																																											