

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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 6,000 <b>TOTAL MARKET VALUE</b> 13,000 SOH/AGL Deduction 75 <b>ASSESSED VALUE</b> 12,925 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 12,925 <b>TOTAL JUST VALUE</b> 13,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 11,750 XFOB:1:1: SUNV M H																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<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>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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<b>EXTRA FEATURES</b>																																											
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 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																													
<b>LAND DESCRIPTION</b>																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																										
<b>REVIEW DATE</b> 10/23/2023 <b>BY</b> ME <b>Total Acres:</b> 1.00 <b>Total Land Value:</b> 6,000 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 6,000 <b>PRINTED</b> 06/11/2026 <b>BY</b> SYS																																											