S DIV: LOT 6 & ALL LOT 7, EX 25
SIDE, BLOCK 3 CREW'S S/D OF BLOC
CREW'S ADDITION.

DREW DEVELOPMENT LLC
PO BOX 3488
LAKE CITY, FL 32056

2026

00-00-00-13584-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

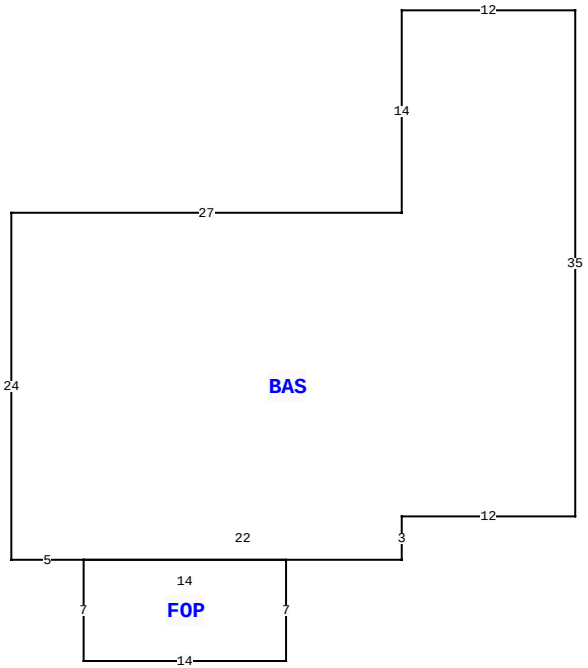
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100		1,068	77,626
FOP	98	30		29	2,108
TOTALS	1,166			1,097	79,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,097	99.8400	111.82	122,667	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1068 HX Base Yr



435 SE BAKER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	79,734
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,528
TOTAL MARKET VALUE	89,262
SOH/AGL Deduction	0
ASSESSED VALUE	89,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,262
TOTAL JUST VALUE	89,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00532			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/1695	10/12/2023	TD	U	I	18	67,000
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						
0917/0865	12/22/2000	WD	Q	I	01	100
GRANTOR: RICHARD LYNCH						
GRANTEE: SYLVIA L HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S14 W27 S24 E5 FOP= S7 E14 N7 W14$ E22 N3 E12 N35$.

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

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	0100	C	SFR	0		RSF-1	85.00	118.00	10,030.00	SF		1.00	1.00	1.00	0.95	0.95	9,528							

REVIEW DATE 09/11/2024 BY JS Total Acres: 0.23 Total Land Value: 9,528 Market: 0 Agricultural: 0 Common: 9,528 PRINTED 11/19/2025 BY SYS