COMM SE COR OF NE1/4 OF SE1/4,
RUN N 60 FT, RUN W 93 FT, N
546 FT FOR POB, W 530.47 FT, N

BADEN STEVEN L
225 SW ORCHARD COURT
LAKE CITY, FL 32024

2026

02-4S-15-00331-005

BUILDING CHARACTERISTICS

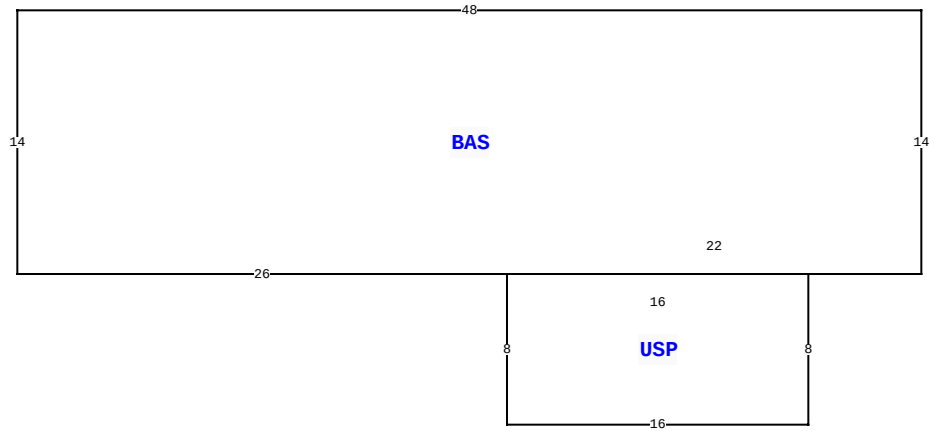
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,432
USP	128	35		45	766
TOTALS	800			717	12,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	717	70.8795	42.53	30,494	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 672 HX Base Yr



225 SW ORCHARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		12,198
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		44,176
TOTAL MARKET VALUE		65,374
SOH/AGL Deduction		22,623
ASSESSED VALUE		42,751
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,751
TOTAL JUST VALUE		65,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,374

SALE:2:1: 6.20 AC - MOTHER TO SON
PRMT:2:1: 12X50 1979
PRMT:1:1: 24X64
BLDG:1:1: STRR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14052	M H	125	05/26/1998
7932	M H	100	12/27/1993
6908	M H	60	08/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/0250	2/02/2013	WD	U	I	34	100
GRANTOR: CRAIG R PERRY						
GRANTEE: STEVEN BADEN						
0786/0685	7/30/1993	AG	U	V	13	17,400
GRANTOR: CRAIG PERRY						
GRANTEE: STEVEN BADEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E26 USP= S8 E16 N8 W16$ E22 N14$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	0.80	11,000.00	8,800.00	44,176							

REVIEW DATE 08/09/2023 BY JB Total Acres: 5.02 Total Land Value: 44,176 Market: 0 Agricultural: 0 Common: 44,176 PRINTED 11/18/2025 BY SYS