

COMM 180.01 FT E OF NW COR OF
SEC, RUN S 185.01 FT FOR POB,
RUN E 273.34 FT, S 185.73 FT,

BALDWIN RANDALL/BALDWIN BRENDA L
163 SW DOCKERY LN
LAKE CITY, FL 32024

2026

03-5S-16-03457-036



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	3516.0400 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,080	100
FOP	76	30
FST	72	55
FST	252	55
USP	220	35
TOTALS	1,700	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,359	123.5000	138.32	187,977	1977	1977	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1080 HX Base Yr												
TOTALS	1,700		1,359	122,185								

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				122,185			
TOTAL MARKET OB/XF VALUE				1,060			
TOTAL LAND VALUE - MARKET				22,000			
TOTAL MARKET VALUE				145,245			
SOH/AGL Deduction				64,919			
ASSESSED VALUE				80,326			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				29,604			
TOTAL JUST VALUE				145,245			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				145,245			
LAND:1:1: 1.09 AC.							
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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
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0 3 100
2	0294	SHED WOOD/	0 100	12	20	240.00	UT	7.50	7.50	50	1993	1993 3 50
TOTAL OB/XF 1,060												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		00	274.00	174.00	1.00	LT		1.00
TOTAL OB/XF 1,060												
REVIEW DATE 10/09/2019 BY KR												