LOT 13 ANDERSON ACRES S/D.
WD 1210-652, QC 1212-1712, QC 13

BAKER DAYANARA G/BAKER JANITCEY G
256 NW WHITLEY GLN
LAKE CITY, FL 32055

2026

05-3S-17-04853-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

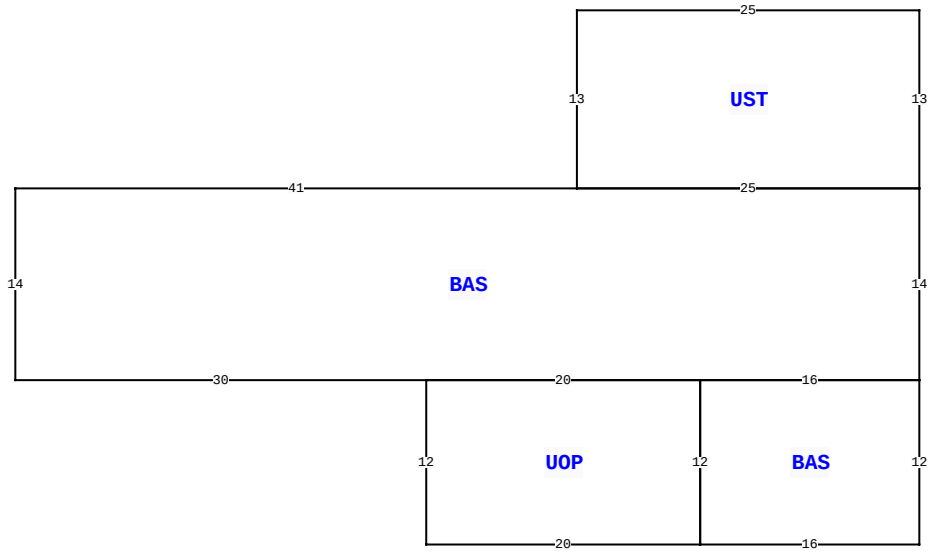
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0300 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	11,306
BAS	924	100		924	54,413
UOP	240	25		60	3,533
UST	325	45		146	8,598
TOTALS	1,681			1,322	77,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,322	113.9000	107.07	141,547	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2012 Heated Area: 1116 HX Base Yr 2012



256 NW WHITLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		77,851
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		106,551
SOH/AGL Deduction		62,297
ASSESSED VALUE		44,254
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,254
TOTAL JUST VALUE		106,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15180	M H	125	03/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0094	8/16/2016	QC	U	I	11	100
GRANTOR: TIMOTHY L & DAYANARA						
GRANTEE: DAYANARA G BAKER &						
1210/1712	3/29/2011	QC	U	V	11	100
GRANTOR: LENVIL H DICKS AS TRU						
GRANTEE: TIMOTHY L & DAYANAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S14 E30 UOP= S12 E20 N12 W20$ E20 BAS= S12 E16 N12 W16$ E16 N14 UST= N13 W25 S13 E25$ W25$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/11/2015 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS