

LOT 9 BLOCK C CHAPEL HILLS S/D U
377-803, 647-603, 676-200, LE 15

BAKER DOUGLAS W/BAKER MARGARET R
1542 SW CAROLINE CT
LAKE CITY, FL 32055

2026

06-4S-17-08083-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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		6417.0900		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	36,520
BAS	1,640	100		1,640	136,118
FOP	56	30		17	1,411
FOP	56	30		17	1,411
FST	120	55		66	5,478
FUS	216	100		216	17,928
UOP	408	20		82	6,806
TOTALS	2,936			2,478	205,670

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
2	0169	FENCE/WOOD	0	100	0	0	300.00	UT	7.50
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	2 0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,478	114.0132	127.69	316,416	1977	1977	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2296 HX Base Yr											
1542 SW CAROLINE CT, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	300.00	UT	7.50	7.50	60	1993	1993	3	60	1,350	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	250	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

TOTAL OB/XF													3,100		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
*RSF	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00					

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1 1											
VALUATION SUMMARY										STANDARD											
VALUATION BY										Tax Group: 1 Tax Dist:											
BUILDING MARKET VALUE										205,670											
TOTAL MARKET OB/XF VALUE										3,100											
TOTAL LAND VALUE - MARKET										18,500											
TOTAL MARKET VALUE										227,270											
SOH/AGL Deduction										96,424											
ASSESSED VALUE										130,846											
TOTAL EXEMPTION VALUE										50,722											
BASE TAXABLE VALUE										80,124											
TOTAL JUST VALUE										227,270											
NCON VALUE										0											
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE										227,270											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1551/709	9/18/2025	LE U	I	14	100		
GRANTOR: BAKER DOUGLAS W (ENH							
GRANTEE: DOUGLAS AND MARGARE							
0676/0200	2/16/1989	WD	Q	I		66,500	
GRANTOR: SWAIN C W							
GRANTEE: BAKER DOUGLAS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W2 UOP= N12 W35 S8 E3 S4 E32\$ W25 FOP= W7 S8 E7 N8\$S8 W7 N12 W20 S4 FST= W20 S6 E20 N6\$ S6 BAS= W20 S22 E20 N22\$ S30 E20 N8 FOP= E7 N8 W7S8\$ N8 E7 S8 E27 N28\$ PTR=N45 FUS= N18 W12 S18 E12\$ S45\$.									