

LOT 6 WESTWIND ESTATES.
979-1744, WD 1046-1231, WD 1249-

MADERO SHARON BALDAUF/MADERO MARK
449 SW MADISON CT
LAKE CITY, FL 32024

2025

07-4S-16-02791-106



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

Quality	06 06		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100		2,532	293,291
FGR	1,008	55		554	64,172
FOP	240	30		72	8,340
TOTALS	3,780			3,158	365,802

1 SINGLE FAM - 100% - 2021

Heated Area: 2532

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

449 SW MADISON CT, LAKE CITY

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

TOTALS		3,780				3,158		365,802		449 SW MADISON CT, LAKE CITY					XF DATE				LAND DATE		04/07/2025		MLU	
EXTRA FEATURES										INC DATE						AG DATE								
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	0210	GARAGE U		0	100	31	41	1,271.00		UT	14.00		14.00		100	2018	2018		3	100	17,794			
2	0040	BARN,POLE		0	100	10	40	400.00		UT	2.50		2.50		100	2018	2018		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	0166	CONC, PAVMT		0	100	0	0	300.00		UT	2.50		2.50		100	2018	2018		3	100	750			

LAND DESCRIPTION										TOTAL OB/XF						26,544		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	0700	C	MISC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		