BEG AT SE COR OF NE1/4 OF SE 1/4
W 36.93 FT TO W R/W OF U S HWY 4
ALONG R/W 305.20 FT, E 143.66 FT

BAKERS ELECTRONICS & COMMUNICATIONS INC
P O BOX 3179
LAKE CITY, FL 32056

2026

07-4S-17-08147-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

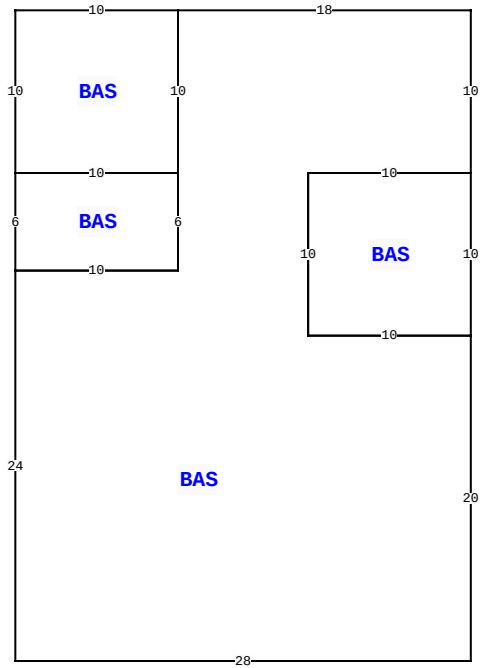
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	2,294
BAS	100	100		100	3,823
BAS	100	100		100	3,823
BAS	860	100		860	32,878
TOTALS	1,120			1,120	42,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,120	103.3200	76.46	85,635	1978	1978	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 1120 HX Base Yr



2601 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,359
TOTAL MARKET OB/XF VALUE	12,290
TOTAL LAND VALUE - MARKET	63,829
TOTAL MARKET VALUE	161,478
SOH/AGL Deduction	0
ASSESSED VALUE	161,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,478
TOTAL JUST VALUE	161,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0847/1207	10/15/1997	WD	Q	I		82,000
GRANTOR: GLACKIN						
GRANTEE: BAKERS ELECTRONICS						
0771/1291	2/18/1993	WD	Q	I		75,000
GRANTOR: RODNEY DICKS						
GRANTEE: JOSEPH L GLACKIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= W10 S10 E10 N10$ S10 BAS= W10 S6 E10 N6$ S6 W10 S24 E28 N20 BAS= N10 W10 S10 E10$ W10 N10 E10 N10$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	0.00	100	2003	2003	3	100	750	
3	0296	SHED METAL	0	0	6	8	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	790	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	2,500	
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
7	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	2003	2003	3	100	750	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,290

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	42,552.34	SF		1.00	1.00	0.75	2.00	1.50	63,829							

REVIEW DATE 03/30/2017 BY BC Total Acres: 0.98 Total Land Value: 63,829 Market: 0 Agricultural: 0 Common: 63,829 PRINTED 11/19/2025 BY SYS

BEG AT SE COR OF NE1/4 OF SE 1/4
W 36.93 FT TO W R/W OF U S HWY 4
ALONG R/W 305.20 FT, E 143.66 FT

BAKERS ELECTRONICS & COMMUNICATIONS INC
P O BOX 3179
LAKE CITY, FL 32056

2026

07-4S-17-08147-000

BUILDING CHARACTERISTICS

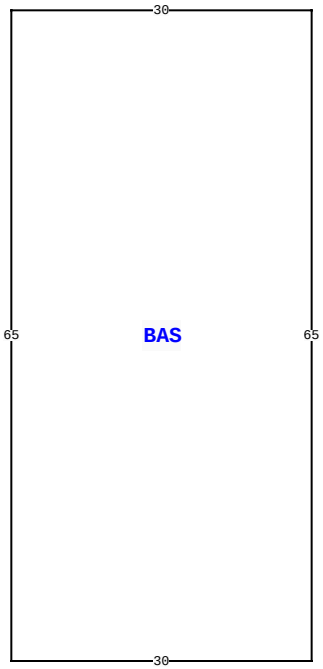
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		18 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100		1,950	42,541
TOTALS	1,950			1,950	42,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,950	95.6802	36.36	70,902	1968	1968	0	0	0	40.00	60.00

3 PREF M B A 0% - 0 Heated Area: 1950 HX Base Yr



2601 SW MAIN BLVD, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: GLACKIN						
GRANTEE: BAKERS ELECTRONICS						
0771/1291	2/18/1993	WD	Q	I		75,000
GRANTOR: RODNEY DICKS						
GRANTEE: JOSEPH L GLACKIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S65 E30 N65$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/30/2017 BY BC Total Acres: 0.98 Total Land Value: 63,829 Market: 0 Agricultural: 0 Common: 63,829 PRINTED 11/19/2025 BY SYS