LOT 8 & W1/2 OF LOT 7 BLOCK 12 L
S/D & N PORTION OF ALLEY THAT LI
ADJACENT TO SAID LOTS.

BAXTER-DALTON PROPERTIES LLC
852 NW SCENIC LAKE DR.
LAKE CITY, FL 32055

2026

08-4S-17-08263-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

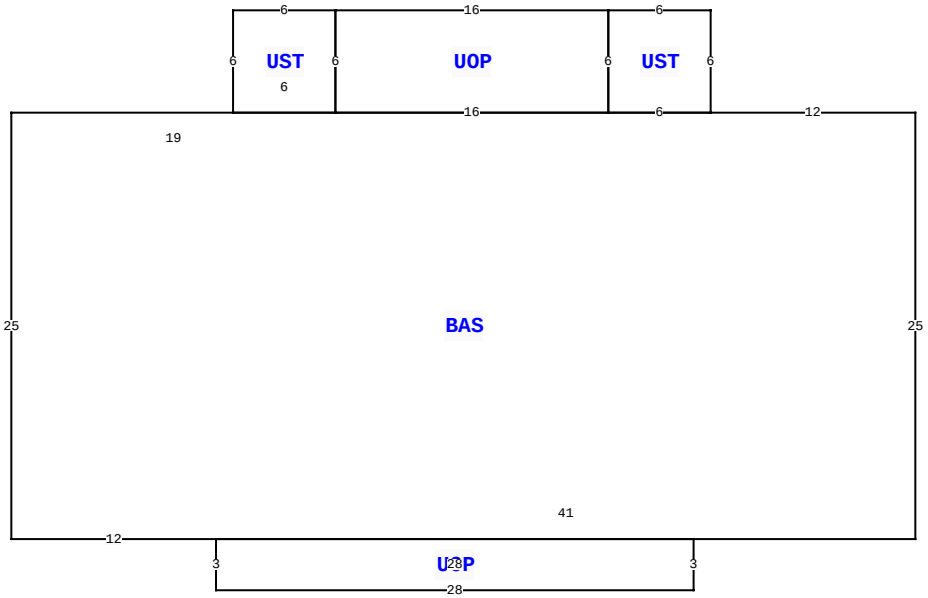
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100		1,325	45,977
UOP	84	20		17	590
UOP	96	20		19	659
UST	36	45		16	555
UST	36	45		16	555
TOTALS	1,577			1,393	48,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	03	1,393	90.7200	77.11	107,414	1964	1964	0	0	5	50.00	45.00

1 DUPLEX 0% - 0 Heated Area: 1325 HX Base Yr



274 SW DAVACA 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: 2	Tax Dist:
BUILDING MARKET VALUE	48,336
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	64,986
SOH/AGL Deduction	14,196
ASSESSED VALUE	50,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,790
TOTAL JUST VALUE	64,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0533	6/17/2014	WD	U	I	11	100
GRANTOR: MICHAEL S & DEL R FED						
GRANTEE: BAXTER-DALTON PROPE						
1040/0697	3/01/2005	WD	Q	I		315,000
GRANTOR: ROBERT JORDAN						
GRANTEE: MICHAEL S & DEL FED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UST= N6 W6 S6 E6$ W6 UOP= N6 W16 S6 E16$ W16 UST= N6W6 S6 E 6 $ W19 S25 E12 UOP= S3 E28 N3 W 28 $ E 41 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0300	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 07/19/2023 BY KS Total Acres: 0.34 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/07/2025 BY SYS