

E1/2 OF LOT 7 & W1/2 OF LOT 6 BL
LAKESIDE HEIGHTS S/D & N PORTION
LIES S OF & ADJACENT TO SAID LOT

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

2026

08-4S-17-08263-006



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	0800MULTI-FAM <10	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,325	100
UOP	42	20
UOP	42	20
UOP	96	20
UST	36	45
UST	36	45
TOTALS	1,577	1,392

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2700	03	1,392	90.7200	77.11	107,337	1964	1964	0	0	5	50.00	45.00	
1 DUPLEX 0% - 0													
Heated Area: 1325 HX Base Yr													
258 SW DAVACA GLN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0

Q	% COND	OB/XF MKT VALUE	NOTES
3	100	200	

LAND DESCRIPTION													
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
1	0300	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.90	18,500.00	16,650.00	16,650							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		48,302	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		16,650	
TOTAL MARKET VALUE		65,152	
SOH/AGL Deduction		14,107	
ASSESSED VALUE		51,045	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		51,045	
TOTAL JUST VALUE		65,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050588	Electrical Servic	0	08/19/2024

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													
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BUILDING DIMENSIONS													
BAS= W13 UST= N6W6 S6 E6 \$ W6UOP= N6 W16 S6 E16\$ W16 UST= N6 W6 S6 E 6 \$ W18 S25 E12 UOP= S3 E 14 N3 W 14\$ E14UOP= S3 E14 N3 W14\$ E27 N25\$.													