LOT 3 ROLLING OAKS S/D.
688-449, 753-192, 773-1521, LE 1

BALDWIN ROSE
255 NW BRINKLEY TER
LAKE CITY, FL 32055

2026

09-3S-16-02049-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

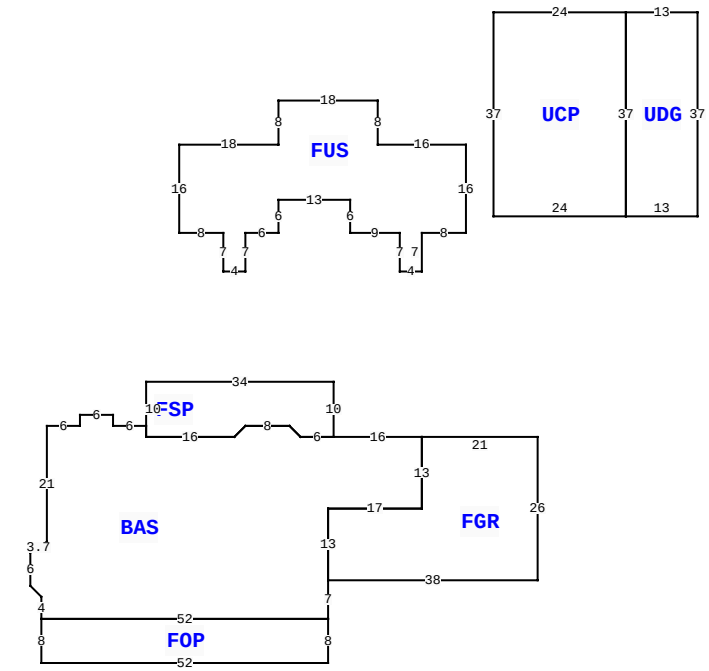
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100		2,001	228,108
FGR	767	55		422	48,107
FOP	416	30		125	14,250
FSP	320	40		128	14,591
FUS	954	100		954	108,753
UCP	888	20		178	20,291
UDG	481	55		265	30,210
TOTALS	5,827			4,073	464,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,073	128.8402	144.30	587,734	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2955 HX Base Yr 2005



255 NW BRINKLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		464,310
TOTAL MARKET OB/XF VALUE		19,428
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		533,738
SOH/AGL Deduction		156,217
ASSESSED VALUE		377,521
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		321,799
TOTAL JUST VALUE		533,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050387	Electrical Servic	0	07/18/2024
21101	SFR	520	09/24/2003
11408	M H	75	07/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/1595	5/09/2012	LE	U	I	11	100
GRANTOR: CHARLES & ROSE BALDWI						
GRANTEE: KIM MARIE B BERKEY						
0773/1521	4/09/1993	WD	Q	V		19,900
GRANTOR: GULF ATLANTIC LAND						
GRANTEE: CHARLES BALDWIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W34 S10 E16 R2 U2 E8 D2 R2 E6$ W6 L2 U2 W8 D2 L2 W16 N2 W6 N2 W6 S2 W6 S21 D2 L3 S6 R2 D2 S4 FOP= S8 E52 N8 W52$ E52 N7 FGR= E38 N26 W21 S13 W17 S13$ N13 E17 N13$ PTR= N30 FUS= N7 E8 N16 W16 N8 W18 S8 W18 S16 E8 S7 E4 N7 E6 N6 E13 S6 E9 S7 E4$ S30$ PTR= N40 E50 UDG= N37 W13 UCP= W24 S37 E24 N37$ S37 E13$ S40 W50$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2004	2004	3	100	1,440	
3	0166	CONC,PAVMT	0	100	0	0	4,094.00	UT	2.00	2.00	100	2004	2004	3	100	8,188	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 19,428

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/05/2024 BY TW Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/07/2025 BY SYS