LOTS 7, 8, 13 & 14 BLOCK 8 MASON
894-211, 944-1072, WD 1141-1254,

BALDWIN BRIAN S/EWARD SARAH A
230 SW TURNER PL
LAKE CITY, FL 32025

2026

22-5S-17-09340-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

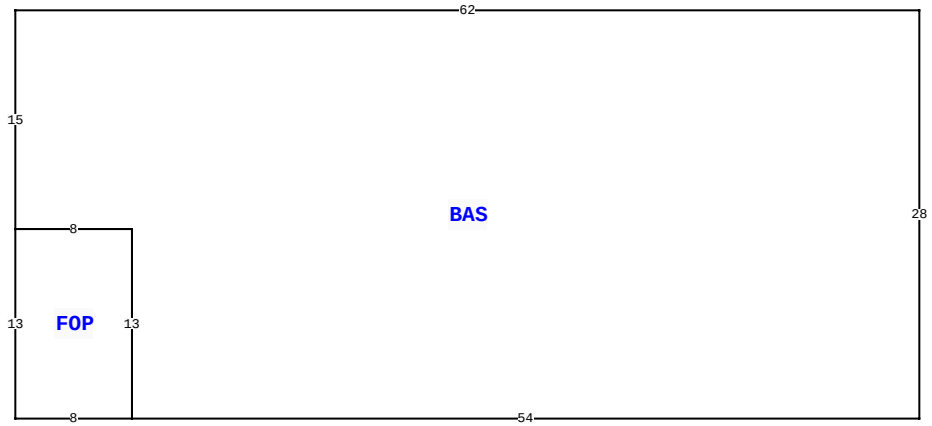
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	97,793
FOP	104	35		36	2,157
TOTALS	1,736			1,668	99,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,668	115.9000	108.95	181,729	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1632 HX Base Yr 2018



230 SW TURNER PL, 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		99,951
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		12,186
TOTAL MARKET VALUE		120,337
SOH/AGL Deduction		68,266
ASSESSED VALUE		52,071
TOTAL EXEMPTION VALUE	HX HB	27,071
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0279	10/02/2017	AG	U	I	21	47,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: BRIAN S BALDWIN & S						
1141/1254	1/24/2008	WD	Q	I	03	15,000
GRANTOR: PICKERING						
GRANTEE: SUWANNEE VALLEY PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S15 FOP= S13 E8 N13 W8$ E8 S13 E54 N28$.

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	1999	1999	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100		A-1	100.00	280.00	0.64	AC		1.00	1.00	1.36	14,000.00	19,040.00	12,186							

REVIEW DATE 08/21/2017 BY BC Total Acres: 0.64 Total Land Value: 12,186 Market: 0 Agricultural: 0 Common: 12,186 PRINTED 10/03/2025 BY SYS