

BAKER MICHAEL D/BAKER ELLIE
1181 SW MONTEGO AVE
LAKE CITY, FL 32024

23-5S-15-00464-005

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 10										0900 01 2,684 133.4564 160.15 429,843 1999 1999 0 0 26.00 74.00										Tax Group: 3 Tax Dist:									
Roof Structur 08										1 EXCEPT SFR 100% - 2014 Heated Area: 2276 HX Base Yr 2014										BUILDING MARKET VALUE 318,084									
Roof Cover 14																				TOTAL MARKET OB/XF VALUE 44,316									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 257,400									
Interior Floo 14																				TOTAL MARKET VALUE 386,856									
Interior Floo 15																				SOH/AGL Deduction 148,320									
Air Condition 03																				ASSESSED VALUE 238,536									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 01																				BASE TAXABLE VALUE 187,814									
Bathrooms 01																				TOTAL JUST VALUE 619,800									
Frame 01																				NCON VALUE 12,096									
Stories 1. 1. 100																				INCOME VALUE									
Architectual 05																				PREVIOUS YEAR MKT VALUE 612,002									
Units 05																													
Condition Adj 03																				LAND:3:1: DOR STUDY 1998									
Kitchen Adjus 01																				LAND:2:1: DOR STUDY 1998									
																				SALE:1:1: 57.2 AC									
																				LAND:1:1: DOR STUDY 1998									
Quality 07 07																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 5000 IMPROVED AG																				000053550 Storage Building 18,000 07/09/2025									
MAP NUM MKT AREA 02																				000044933 Mobile Home 607 07/12/2022									
NEIGHBORHOOD/LOC 25515.00 1.00/																				30645 M H 607 12/06/2012									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				13557 SFR 355 01/26/1998									
BAS 2,276 100 2,276 269,731																				13171 PUMP/UTPOL 30 10/13/1997									
FEP 364 80 291 34,487																													
FOP 21 30 6 711																													
FOP 369 30 111 13,155																													
TOTALS 3,030 2,684 318,084																													
EXTRA FEATURES										1181 SW MONTEGO AVE, LAKE CITY										BLD DATE LGL DATE 04/24/2023 MLU									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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																													
1 0020 BARN, FR 0 100 30 40 1,200.00 UT 13.00 13.00 100 2005 2005 3 100 15,600																													
2 0252 LEAN-TO W/ 0 100 12 40 480.00 UT 3.00 3.00 100 2005 2005 3 100 1,440																													
3 0252 LEAN-TO W/ 0 100 14 40 560.00 UT 3.00 3.00 100 2005 2005 3 100 1,680																													
4 0252 LEAN-TO W/ 0 100 20 40 800.00 UT 1.50 1.50 100 2013 2013 3 100 1,200																													
5 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 2016 2016 3 100 7,000																													
6 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 2023 2022 100 800																													
7 0070 CARPORT UF 0 100 0 0 1.00 UT 800.00 800.00 100 2023 2022 100 3,800																													
8 0296 SHED METAL 0 100 0 0 1.00 UT 3,800.00 3,800.00 100 2023 2022 100 300																													
9 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 300.00 300.00 100 2026 2025 100 12,096																													
10 0060 CARPORT F 0 100 36 48 1,728.00 UT 7.00 7.00 100 2026 2025 100 44,316																													
LAND DESCRIPTION										TOTAL OB/XF																			
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																													
1 0100 C SFR 100 00 0.00 0.00 2.00 AC 1.00 1.00 1.00 4,500.00 4,500.00 9,000																													
2 6200 A PASTURE 3 0 A-1 0.00 0.00 55.20 AC 1.00 1.00 1.00 280.00 280.00 15,456																													
3 9910 M MKT. VAL. AG 0 00 0.00 0.00 55.20 AC 1.00 1.00 1.00 4,500.00 4,500.00 248,400																													
REVIEW DATE 10/22/2025 BY JB										Total Acres: 57.20 Total Land Value: 24,456										Market: 248,400 Agricultural: 15,456 Common: 9,000 PRINTED 11/18/2025 BY SYS									