

BAKER GEORGE STEVEN/BAKER VICTORIA A
488 SW SHEPPARD WAY
LAKE CITY, FL 32024

24-5S-16-03707-009

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

0100 01

2,372

98.6490

110.49

262,082

2003

2003

0

0

0

22.00

78.00

Exterior Wall

03

HARDIE BRD 100

GABLE/HIP 100

Roof Cover

05

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Architectual Units

05

CONV 100

0 100

Condition Adj

02

02 100

Kitchen Adjus

01

01 100

Quality

05

05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

24516.020

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,408

100

1,408

121,345

FEP

140

80

112

9,653

FEP

598

80

478

41,195

FSP

138

40

55

4,740

FSP

384

40

154

13,272

FST

99

55

54

4,653

FST

189

55

104

8,963

PTO

144

5

7

603

TOTALS

3,100

2,372

204,424

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,372 98.6490 110.49 262,082 2003 2003 0 0 0 22.00 78.00

2 SINGLE FAM 100% - 2011 Heated Area: 1408 HX Base Yr 2011

12

32

12

PTO

12

FSP

12

21

11

21

9

FST

9

FST

26

6

23

FSP

23

33

20

FEP

20

11

7

26

6

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 Q % COND OB/XF MKT VALUE NOTES

1 0166 CONC, PAVMT 0 100 0 0 604.00 UT 2.00 2.00 100 2003 2003 3 100 1,208

2 0070 CARPORT UF 0 100 11 20 220.00 UT 2.50 2.50 100 2007 2007 3 100 550

3 0020 BARN, FR 0 100 24 34 816.00 UT 10.00 10.00 100 2007 2007 3 100 8,160

4 0252 LEAN-TO W/ 0 100 8 24 192.00 UT 2.50 2.50 100 2007 2007 3 100 480

5 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 2014 2014 3 100 7,000

6 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 400

LAND DESCRIPTION

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 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 9,000.00 9,000.00 9,000

2 0000 C VAC RES 100 A-1 0.00 0.00 4.51 AC 1.00 1.00 1.00 9,000.00 9,000.00 40,590

3 0000 C VAC RES 100 A-1 0.00 0.00 10.20 AC 1.00 1.00 1.00 9,000.00 9,000.00 91,800

REVIEW DATE 11/06/2019 BY BC Total Acres: 15.71 Total Land Value: 141,390 Market: 0 Agricultural: 0 Common: 141,390 PRINTED 10/03/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 204,424

TOTAL MARKET OB/XF VALUE 17,798

TOTAL LAND VALUE - MARKET 141,390

TOTAL MARKET VALUE 363,612

SOH/AGL Deduction 152,213

ASSESSED VALUE 211,399

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 160,677

TOTAL JUST VALUE 363,612

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 366,233

PRMT:1:1: PEOPOLLS

BLDG:1:1: NOBI MH

PERMIT NUM DESCRIPTION AMT ISSUED

000046521 Roof Replacement 12,400 02/14/2023

20807 SFR 263 06/19/2003

12384 M H 125 04/09/1997

SALES DATA

OFF RECORD Number DATE TYPE INST Q / I / RSN CD SALE PRICE

1419/1951 9/14/2020 LE U I 14 0

GRANTOR: GEORGE STEVEN & VICTO

GRANTEE: JASON DEREK BAKER &

1222/0472 9/29/2011 WD Q I 03 31,500

GRANTOR: NORMAN MCGRUTHER & JI

GRANTEE: GEORGE STEVEN & VIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S32 E11 FEP= S7 E20 N7 W20\$ E33 FEP= E6 N23 W6 S23\$ N23 W26 S23\$ N23 FST= E21 FST= E11 N9 W11 S9\$ N9 FSP= E11 N12 W32 S12 E21\$ W21 S9\$ N9 PTO= E5 N12 W12 S12 E7\$ W7\$.