(AKA LOT 2 ICHETUCKNEE RIDGE
S/D UNREC) COMM SE COR, RUN W
30 FT TO W R/W DAISEY RD, N

BALDWIN DAVID
265 SW LENOX GLEN
FORT WHITE, FL 32038

**2026**

**26-5S-15-00483-102**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |
| Quality | 05 | 05 |

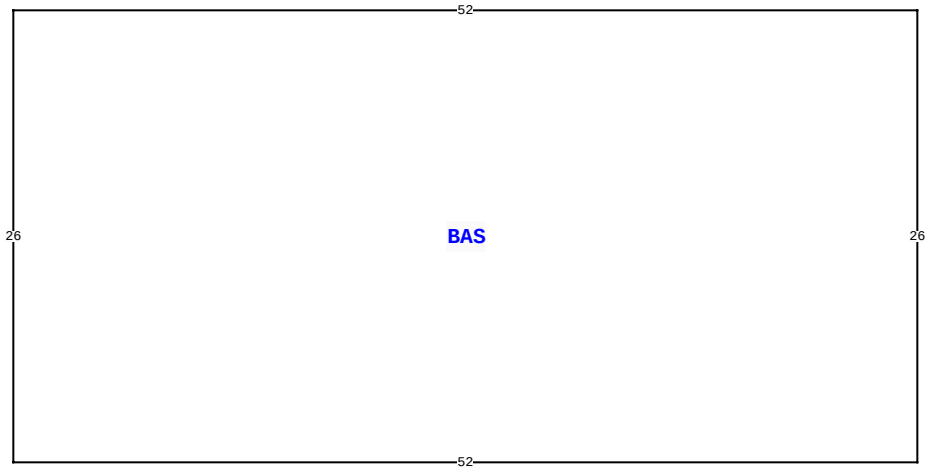
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 26515.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,352 | 100 | | 1,352 | 124,493 |
| TOTALS | 1,352 | | | 1,352 | 124,493 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,352 | 113.9000 | 107.07 | 144,759 | 2018 | 2018 | 0 | 0 | 0 | 14.00 | 86.00 |

1 MANUF 1 0% - 0 Heated Area: 1352 HX Base Yr




1986 SW DAISY RD, 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 | 124,493 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 85,837 |
| TOTAL MARKET VALUE | 217,330 |
| SOH/AGL Deduction | 45,194 |
| ASSESSED VALUE | 172,136 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 172,136 |
| TOTAL JUST VALUE | 217,330 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 221,673 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37451 | M H | 810 | 11/16/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1371/2268 | 10/30/2018 | WD | Q | V | 03 | 35,000 |
| GRANTOR: COLUMBIA COUNTY LAND | | | | | | |
| GRANTEE: DAVID BALDWIN | | | | | | |
| 1313/2754 | 4/22/2016 | WD | Q | V | 01 | 40,000 |
| GRANTOR: JACQUET & JEAN | | | | | | |
| GRANTEE: COLUMBIA COUNTY LAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

### 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0 | | A-1 | 0.00 | 0.00 | 10.63 | AC | | 1.00 | 1.00 | 0.85 | 9,500.00 | 8,075.00 | 85,837 | | | | | | | |

REVIEW DATE 12/17/2018 BY DF Total Acres: 10.63 Total Land Value: 85,837 Market: 0 Agricultural: 0 Common: 85,837 PRINTED 11/20/2025 BY SYS