COMM SW COR OF SE1/4, RUN W ALON 538.43 FT, N 57.79 FT TO N R/W F RD FOR POB, CONT N 547.97 FT, W

BAKER LARRY W/BAKER LORI A
330 SE APACHE WAY
LAKE CITY, FL 32025

2026

31-5S-16-03744-314

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

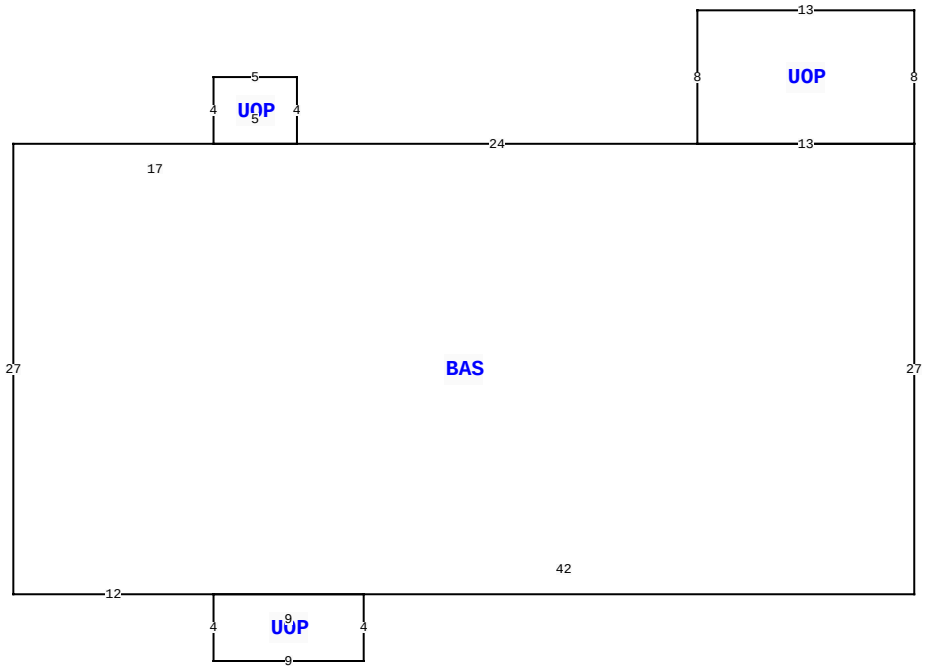
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	39,856
UOP	20	25		5	137
UOP	36	25		9	246
UOP	104	25		26	711
TOTALS	1,618			1,498	40,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,498	113.9000	68.34	102,373	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1458 HX Base Yr



757 SW FAULKNER DR, FORT WHITE

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	40,949
TOTAL MARKET OB/XF VALUE	15,634
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	151,678
SOH/AGL Deduction	28,254
ASSESSED VALUE	123,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,424
TOTAL JUST VALUE	151,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1242/2115	10/01/2012	WD	U	I	18	36,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: LARRY W & LORI A BA						
1230/1757	1/18/2012	WD	U	I	12	0
GRANTOR: FIRST AMERICAN MORTGA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N4 W5 S4 E5$ W17 S27 E12 UOP= S4 E9 N4 W9$ E42 N27 UOP= N8 W13 S8 E13$ W13$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	0	12	18	216.00	UT	7.50	7.50	70	1998	1998	3	70	1,134	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	30	30	900.00	UT	10.00	10.00	70	1998	1998	3	70	6,300	

LAND DESCRIPTION

TOTAL OB/XF 15,634

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 01/30/2020 BY BC Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/03/2025 BY SYS