COMM 180.01 FT E OF NW COR OF
SEC, RUN S 185.01 FT FOR POB,
RUN E 273.34 FT, S 185.73 FT,

BALDWIN RANDALL/BALDWIN BRENDA L
163 SW DOCKERY LN
LAKE CITY, FL 32024

2026

03-5S-16-03457-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

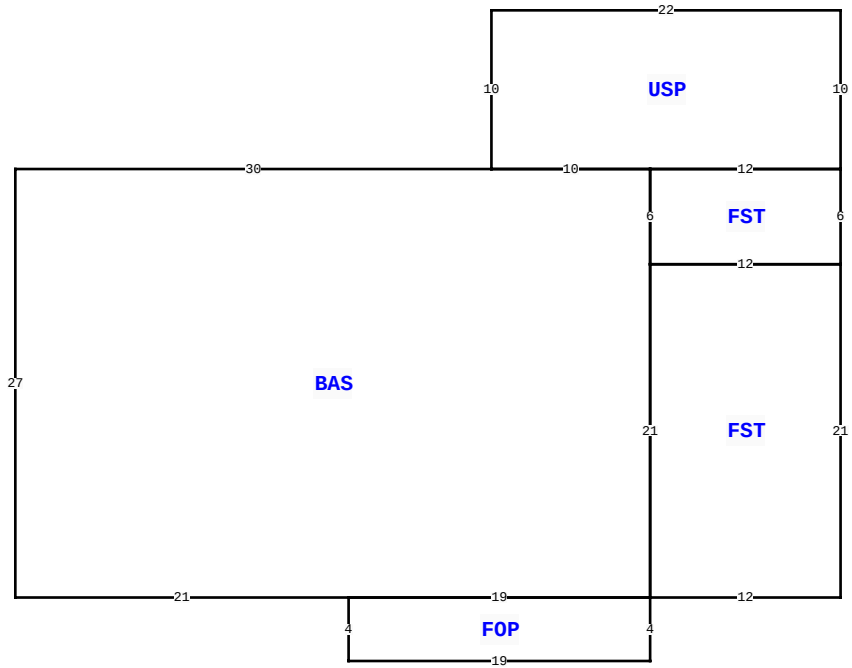
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	98,834
FOP	76	30		23	2,105
FST	72	55		40	3,661
FST	252	55		139	12,721
USP	220	35		77	7,047
TOTALS	1,700			1,359	124,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,359	123.5000	140.79	191,334	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1080 HX Base Yr



163 SW DOCKERY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,367
TOTAL MARKET OB/XF VALUE		1,060
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		148,427
SOH/AGL Deduction		68,335
ASSESSED VALUE		80,092
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,681
TOTAL JUST VALUE		148,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,245

LAND:1:1: 1.09 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0564/0497	5/01/1985	WD	Q	I		31,500
GRANTOR:						
GRANTEE:						
0422/0196	1/01/1979	03	Q	I		24,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S27 E21 FOP= S4 E19N4 W19$ E19 FST= E12 N21 W12 S21$ N21 FST= E12 N6 W12 S6$ N6 USP= E12 N10 W22 S10 E10$ W10$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	160	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	50	1993	1993	3	50	900	

LAND DESCRIPTION

TOTAL OB/XF 1,060

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	0100	C	SFR	100		00	274.00	174.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 10/09/2019 BY KR Total Acres: 1.09 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 05/08/2026 BY SYS