LOT 2 ANDERSON ACRES S/D.
886-1108, FS 1149-364, WD 1158-2

BALDWIN JACK B/BALDWIN DEBRA L
157 NW WHITLEY GLN
LAKE CITY, FL 32055

2027

05-3S-17-04853-102

BUILDING CHARACTERISTICS

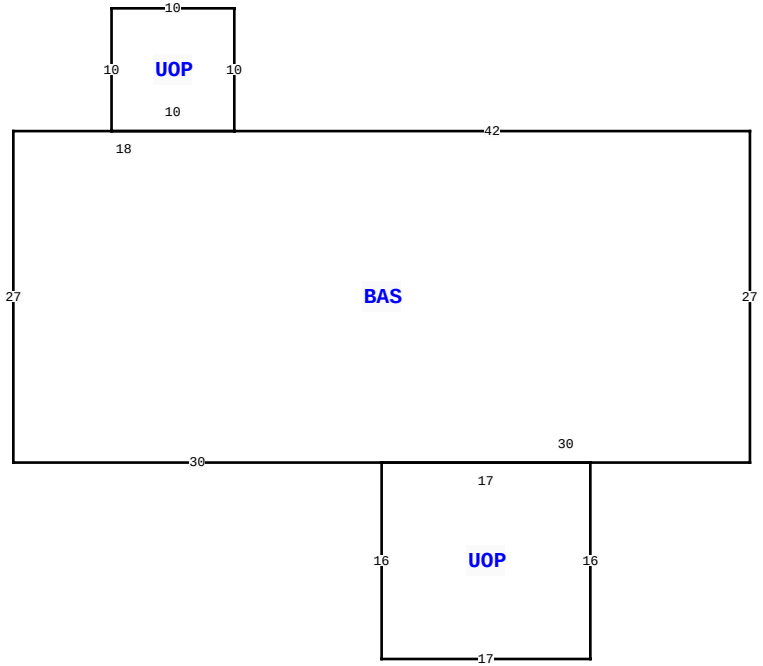
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	5317.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,384
UOP	100	25		25	1,456
UOP	272	25		68	3,962
TOTALS	1,992			1,713	99,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,713	113.9000	105.93	181,458	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1620 HX Base Yr 2009



157 NW WHITLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	100	2004	2004	3	100	1,800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,802
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		129,302
SOH/AGL Deduction		75,892
ASSESSED VALUE		53,410
TOTAL EXEMPTION VALUE	HX HB	28,410
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1158/2259	9/22/2008	WD	Q	I		70,100
GRANTOR: JAY S DAVIS						
GRANTEE: JACK & DEBRA BALDWI						
1149/0364	4/29/2008	FS	Q	I	01	4,000
GRANTOR: JOHN E NORRIS(PER REP						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UOP= N10 W10 S10 E10$ W18 S27 E30 UOP= S16 E17 N16 W17$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 08/11/2015 BY DF Total Acres: 0.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS