LOT 9 BLOCK C CHAPEL HILLS S/D U
377-803, 647-603, 676-200, LE 15

BAKER DOUGLAS W/BAKER MARGARET R
1542 SW CAROLINE CT
LAKE CITY, FL 32055

2027

06-4S-17-08083-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 06

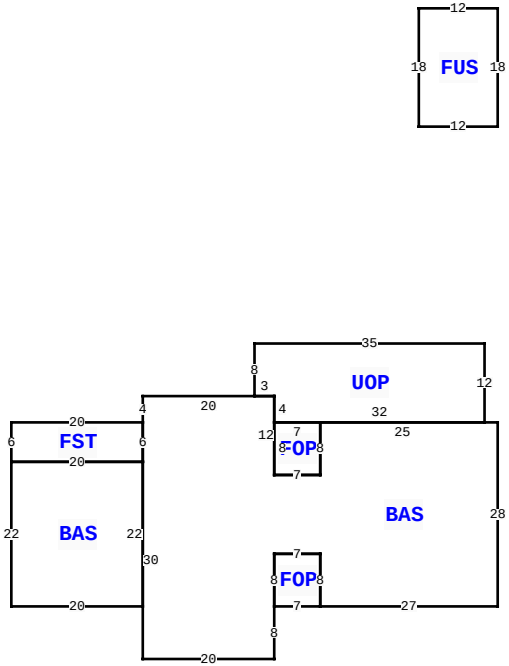
NEIGHBORHOOD/LOC 6417.0900 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	35,867
BAS	1,640	100		1,640	133,687
FOP	56	30		17	1,386
FOP	56	30		17	1,386
FST	120	55		66	5,380
FUS	216	100		216	17,608
UOP	408	20		82	6,685
TOTALS	2,936			2,478	201,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,478	114.0132	125.41	310,766	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2296 HX Base Yr



1542 SW CAROLINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	300.00	UT	7.50	7.50	60	1993	1993	3	60	1,350	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	250	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		201,998
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		223,598
SOH/AGL Deduction		89,219
ASSESSED VALUE		134,379
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,968
TOTAL JUST VALUE		223,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/709	9/18/2025	LE	U	I	14	100
GRANTOR: BAKER DOUGLAS W (ENH						
GRANTEE: DOUGLAS AND MARGARE						
0676/0200	2/16/1989	WD	Q	I		66,500
GRANTOR: SWAIN C W						
GRANTEE: BAKER DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N12 W35 S8 E3 S4 E32$ W25 FOP= W7 S8 E7 N8$S8 W7 N12 W20 S4 FST= W20 S6 E20 N6$ S6 BAS= W20 S22 E20 N22$ S30 E20 N8 FOP= E7 N8 W7S8$ N8 E7 S8 E27 N28$ PTR=N45 FUS= N18 W12 S18 E12$ S45$.

LAND DESCRIPTION

TOTAL OB/XF 3,100

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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS