LOT 6 WESTWIND ESTATES.

979-1744, WD 1046-1231, WD 1249-

MADERO SHARON BALDAUF/MADERO MARK
449 SW MADISON CT
LAKE CITY, FL 32024

2027

07-4S-16-02791-106

BUILDING CHARACTERISTICS

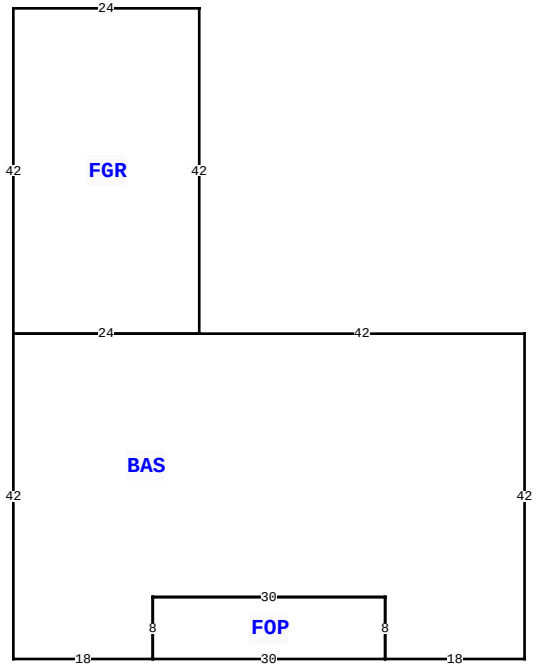
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100		2,532	284,257
FGR	1,008	55		554	62,196
FOP	240	30		72	8,083
TOTALS	3,780			3,158	354,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,158	108.8640	119.75	378,170	2020	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2021 Heated Area: 2532 HX Base Yr 2021



449 SW MADISON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	354,534
TOTAL MARKET OB/XF VALUE	26,544
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	436,078
SOH/AGL Deduction	43,084
ASSESSED VALUE	392,994
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	341,583
TOTAL JUST VALUE	436,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044536	Solar Power Syste	26,500	05/25/2022
37899	SFR	1,293	03/25/2019
36001	STORAGE	183	11/16/2017
34060	PUMP/UTPOL	50	05/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/210	10/25/2022	LE	U	I	14	100
GRANTOR: BALDAUF-MADERO SHARON						
GRANTEE: BALDAUF-MADERO SHAR						
1336/0105	4/28/2017	WD	Q	I	01	40,000
GRANTOR: TRAVIS A LAMONDA						
GRANTEE: SHARON BALDAUF & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=371,-28] W42 W24 S42 E18 N8 E30 S8 E18 N42 $
FGR=[ORIG=305,-70] E24 S42 W24 N42 $
FOP=[ORIG=323,6] E30 S8 W30 N8 $
.

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	0210	GARAGE U	0	100	31	41	1,271.00	UT	14.00	14.00	100	2018	2018	3	100	17,794	
2	0040	BARN,POLE	0	100	10	40	400.00	UT	2.50	2.50	100	2018	2018	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	300.00	UT	2.50	2.50	100	2018	2018	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 26,544

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	0700	C	MISC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/13/2024 BY KS Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS