LOT 8 & W1/2 OF LOT 7 BLOCK 12 L
S/D & N PORTION OF ALLEY THAT LI
ADJACENT TO SAID LOTS.

BAXTER-DALTON PROPERTIES LLC
852 NW SCENIC LAKE DR.
LAKE CITY, FL 32055

**2026**

**08-4S-17-08263-005**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

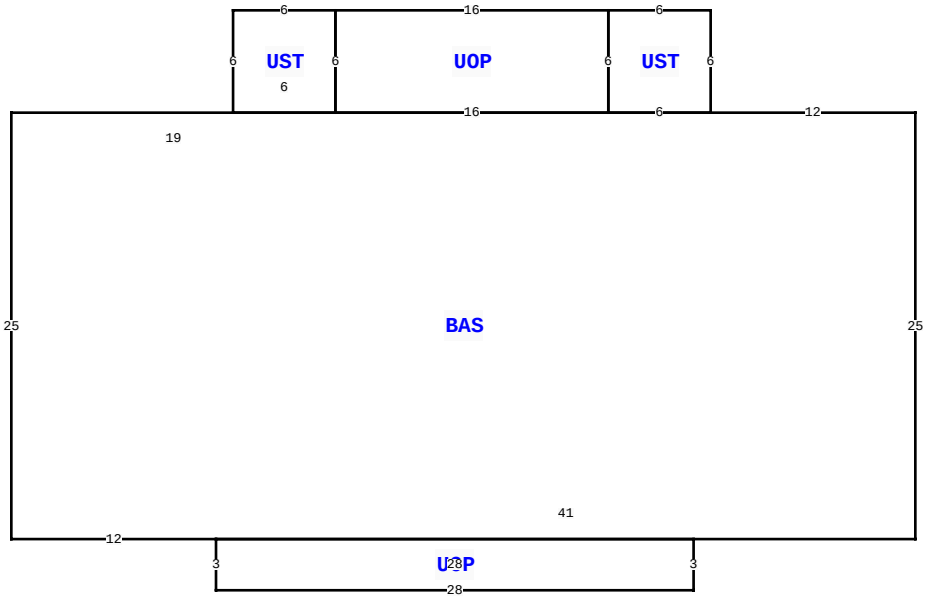
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 10 | TERRAZZO 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 8417.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,325 | 100 | | 1,325 | 48,684 |
| UOP | 84 | 20 | | 17 | 625 |
| UOP | 96 | 20 | | 19 | 698 |
| UST | 36 | 45 | | 16 | 588 |
| UST | 36 | 45 | | 16 | 588 |
| TOTALS | 1,577 | | | 1,393 | 51,182 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 1,393 | 90.7200 | 81.65 | 113,738 | 1964 | 1964 | 0 | 0 | 5 | 50.00 | 45.00 |

1 DUPLEX 0% - 0 Heated Area: 1325 HX Base Yr




274 SW DAVACA GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 51,182 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 16,650 |
| TOTAL MARKET VALUE | 67,832 |
| SOH/AGL Deduction | 17,042 |
| ASSESSED VALUE | 50,790 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 50,790 |
| TOTAL JUST VALUE | 67,832 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 64,986 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1276/0533 | 6/17/2014 | WD | U | I | 11 | 100 |
| GRANTOR: MICHAEL S & DEL R FED | | | | | | |
| GRANTEE: BAXTER-DALTON PROPE | | | | | | |
| 1040/0697 | 3/01/2005 | WD | Q | I | | 315,000 |
| GRANTOR: ROBERT JORDAN | | | | | | |
| GRANTEE: MICHAEL S & DEL FED | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 UST= N6 W6 S6 E6$ W6 UOP= N6 W16 S6 E16$ W16 UST= N6W6 S6 E 6 $ W19 S25 E12 UOP= S3 E28 N3 W 28 $ E 41 N25 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0300 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 18,500.00 | 16,650.00 | 16,650 | | | | | | | |

REVIEW DATE 07/19/2023 BY KS Total Acres: 0.34 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 05/08/2026 BY SYS