LOT 10 BLK B HIGH HAMMOCK.

WD 1010-8, WD 1474-539, WD 1538-

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

2027

09-4S-17-08301-130

BUILDING CHARACTERISTICS

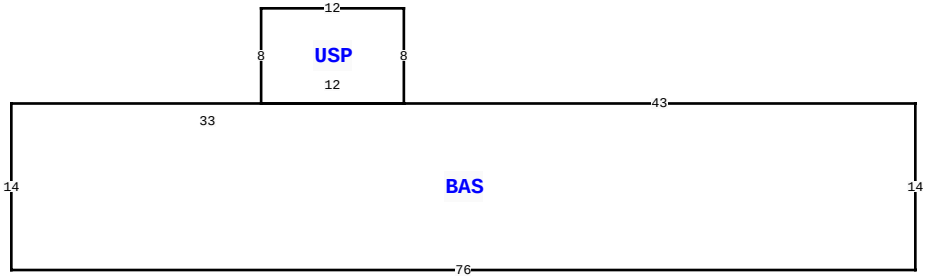
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	55,618
USP	96	35		34	1,777
TOTALS	1,160			1,098	57,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,098	118.8000	95.04	104,354	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1064 HX Base Yr



292 SE BEADIE DR, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	57,395
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	19,425
TOTAL MARKET VALUE	81,020
SOH/AGL Deduction	0
ASSESSED VALUE	81,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,020
TOTAL JUST VALUE	81,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18874	M H	125	10/23/2001
9513	M H	125	03/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/712	9/18/2025	LE	U	I	14	100
GRANTOR: BAKER DOUGLAS (ENH LE						
GRANTEE: DOUGLAS AND MARGARE						
1538/1733	4/09/2025	WD	Q	I	01	95,000
GRANTOR: LESSARD LAWRENCE A						
GRANTEE: BAKER DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 USP= N8 W12 S8 E12$ W33 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.05	18,500.00	19,425.00	19,425							

REVIEW DATE 07/31/2025 BY TP Total Acres: 1.11 Total Land Value: 19,425 Market: 0 Agricultural: 0 Common: 19,425 PRINTED 11/17/2026 BY SYS