LOT 3 MYRTIS ESTATES UNIT 2, EX
WD 1103-2439.

BALTZLEY STEVEN L/BALTZLEY VALERIE A
291 SE CLARENCE CT
LAKE CITY, FL 32025

2027

11-5S-17-09208-203

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

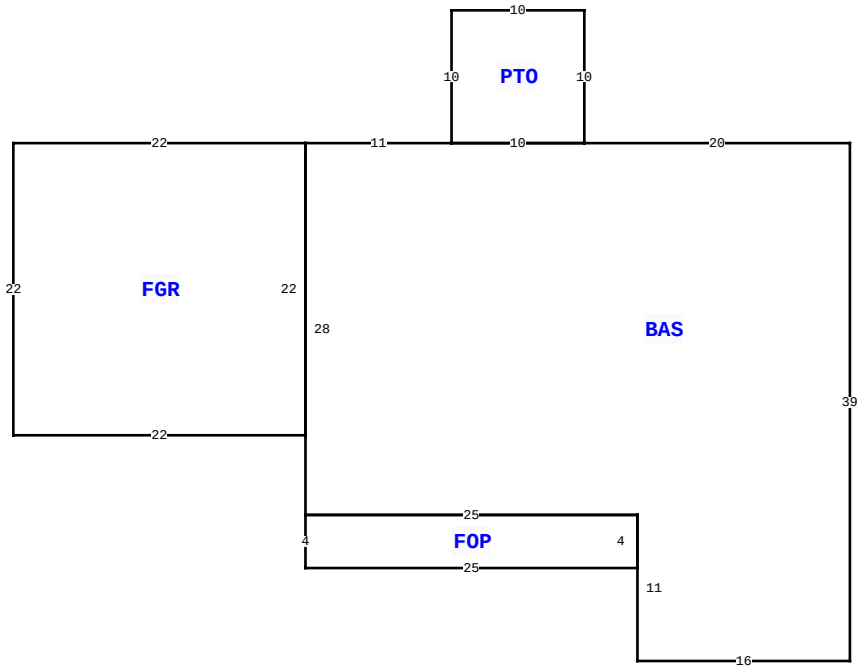
NEIGHBORHOOD/LOC 11517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100		1,324	144,785
FGR	484	55		266	29,088
FOP	100	30		30	3,281
PTO	100	5		5	547
TOTALS	2,008			1,625	177,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	136.1800	149.80	243,425	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2005 Heated Area: 1324 HX Base Yr 2005



291 SE CLARENCE CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
2	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,700
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	61,880
TOTAL MARKET VALUE	243,080
SOH/AGL Deduction	79,348
ASSESSED VALUE	163,732
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	112,321
TOTAL JUST VALUE	243,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,307

SALE:2:1: SALE FOR 7 LOTS

LAND:2:1: 1 AC LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045641	Roof Replacement	13,500	10/07/2022
24690	M H	348	06/28/2006
13144	SFR	215	10/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/1667	3/19/2004	WD	Q	I		129,900
GRANTOR: RONALD D & KRISTINE A						
GRANTEE: STEVEN L & VALERIE						
0830/1968	11/12/1996	WD	Q	V		14,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: RONALD & KRISTINE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FGR= W22 S22 E22 N22$ S28 FOP= S4 E25 N4 W25$ E25 S11 E16 N39 W20 PTO= N10 W10 S10 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0100	C	SFR	100		00	341.00	677.00	4.76	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,880							

REVIEW DATE 11/21/2022 BY JS Total Acres: 4.76 Total Land Value: 61,880 Market: 0 Agricultural: 0 Common: 61,880 PRINTED 11/17/2026 BY SYS