

LOT 10 BLOCK B OAKHAVEN S/D.
914-1276, 935-629,WD 1049-2621,

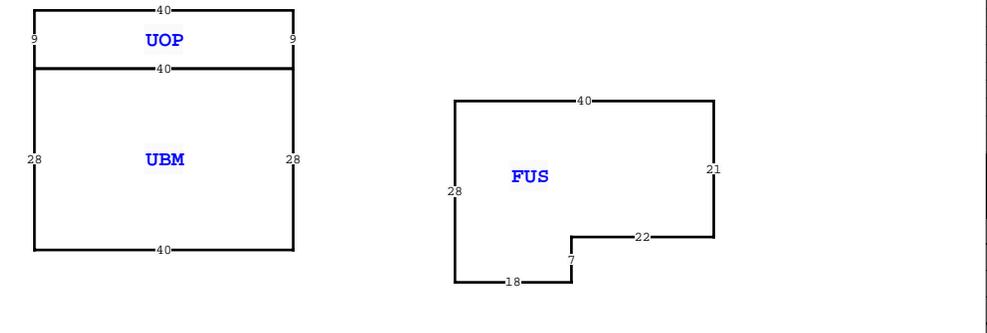
BALDWIN RICHARD W/BALDWIN MARIA C
245 NW WILDFLOWER LN
LAKE CITY, FL 32055

2026

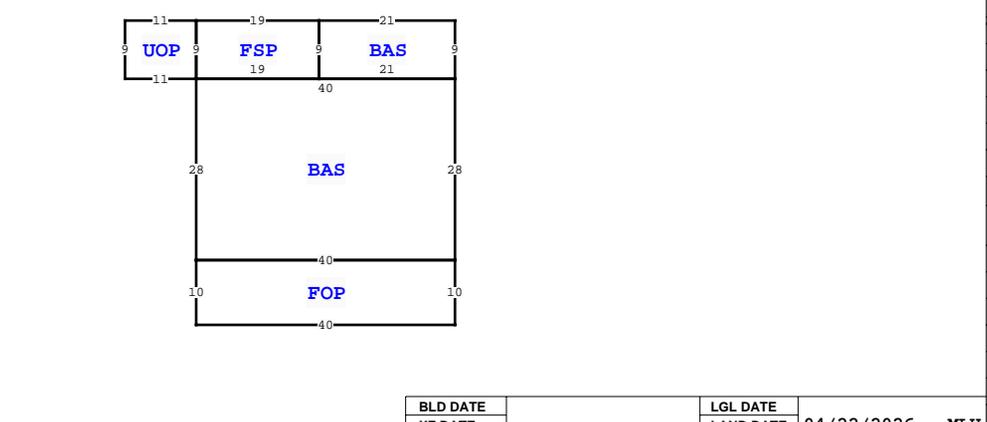
12-3S-15-00167-025
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,779	140.3556	160.01	444,668	1986	1986	0	0	35.00	65.00



Quality		07 07			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		12315.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	189	100		189	19,657
BAS	1,120	100		1,120	116,487
FOP	400	30		120	12,481
FSP	171	40		68	7,073
FUS	966	100		966	100,471
UBM	1,120	20		224	23,297
UOP	99	20		20	2,080
UOP	360	20		72	7,489
TOTALS	4,425			2,779	289,034



VALUATION BY			STANDARD		
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE					289,034
TOTAL MARKET OB/XF VALUE					13,520
TOTAL LAND VALUE - MARKET					69,000
TOTAL MARKET VALUE					371,554
SOH/AGL Deduction					145,816
ASSESSED VALUE					225,738
TOTAL EXEMPTION VALUE	HX HB				51,411
BASE TAXABLE VALUE					174,327
TOTAL JUST VALUE					371,554
NCON VALUE					0
INCOME VALUE					0
PREVIOUS YEAR MKT VALUE					360,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26491	MAINT/ALTR	25	12/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1026	12/15/2014	WD	U	I	11	100
GRANTOR: GLADYS S BALDWIN						
GRANTEE: RICHARD W & MARIA C						
1049/2621	6/20/2005	WD	Q	I		280,000
GRANTOR: MARK & BOBBIE HADDOX						
GRANTEE: GLADYS S BALDWIN						

EXTRA FEATURES																
L N	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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	20	420.00	UT	1.50	1.50	100	1993	1993	3	100	630	
3	0294	SHED WOOD/	0	100	12	144.00	UT	5.50	5.50	100	1993	1993	3	100	792	
4	0251	LEAN TO W/	0	100	8	128.00	UT	3.50	3.50	100	1993	1993	3	100	448	
5	0070	CARPORT UF	0	100	30	1,080.00	UT	5.50	5.50	100	1993	1993	3	100	5,940	
6	0021	BARN, FR AE	0	100	13	442.00	UT	5.00	5.00	100	1993	1993	3	100	2,210	
7	0169	FENCE/WOOD	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION												TOTAL OB/XF				13,520								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	60,000.00	69,000.00	69,000							

REVIEW DATE 01/25/2023 BY ks																								
Total Acres: 4.97					Total Land Value: 69,000					Market: 0					Agricultural: 0					Common: 69,000				