

E1/2 OF SW1/4 OF NW1/4 OF SW1/4,
122 FT BY 335.33 FT OFF THE S EN
DESC ORB 1055- 1848.

BALDWIN BETTY L
744 SW LEGION DR
LAKE CITY, FL 32024

2026

16-4S-16-03041-022



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	16416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		72,866

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	1,216	115.9000	108.95	132,483	2000	1999		0	0	45.00	55.00												
2 MANUF		1	100% - 0	Heated Area: 1216				HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				72,866		
TOTAL MARKET OB/XF VALUE				8,200		
TOTAL LAND VALUE - MARKET				37,500		
TOTAL MARKET VALUE				118,566		
SOH/AGL Deduction				55,968		
ASSESSED VALUE				62,598		
TOTAL EXEMPTION VALUE				98 HX HB 62,598		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				118,566		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				118,566		
XFOB:1:1: MONTEBELLO M H						
BLDG:1:1: MONTEBELLO MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
16136	M H	125	10/12/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1679	11/19/2025	LE U	I	I	14	100
GRANTOR: BALDWIN BETTY L						
GRANTEE: BALDWIN BETTY L (EN)						
1282/0771	10/01/2014	LE U	I	I	14	100
GRANTOR: BETTY L BALDWIN (RETA)						
GRANTEE: RICKY A BALDWIN (RE)						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S16 E76 N16\$.						

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	0296	SHED METAL	0	100	8	10	UT		5.00	75	1999	1999	3	75	300	
2	0070	CARPORT UF	0	100	0	0	UT		0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT		7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT		0.00	100	2014	2014	3	100	400	
5	0296	SHED METAL	0	100	0	0	UT		0.00	100	2014	2014	3	100	100	
TOTAL OB/XF													8,200			

LAND DESCRIPTION													TOTAL OB/XF												
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	0200	C	MBL HM	100		00	0.00	0.00	3.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,500								