SE1/4 OF SE1/4, EX 29 AC MOL DES
1311-1341.

BAKER MICHEAL J/SENG VIOLET PAY M
1757 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2027

20-2S-16-01663-000

BUILDING CHARACTERISTICS

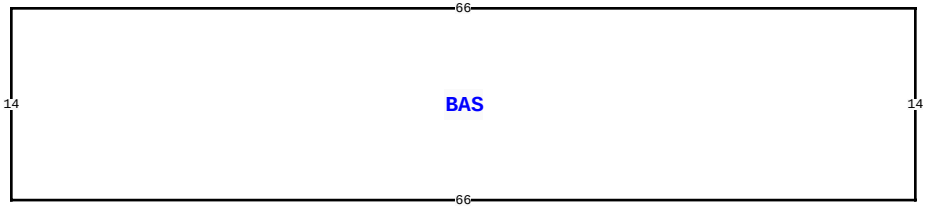
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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 03
NEIGHBORHOOD/LOC	20216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,593
TOTALS	924			924	24,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	110.9000	66.54	61,483	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 33% - 2025 Heated Area: 924 HX Base Yr 2025



1757 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0294	SHED WOOD/	0	33	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0255	MBL HOME S	0	33	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	33	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,593
TOTAL MARKET OB/XF VALUE	18,500
TOTAL LAND VALUE - MARKET	48,048
TOTAL MARKET VALUE	91,141
SOH/AGL Deduction	1,597
ASSESSED VALUE	89,544
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	64,544
TOTAL JUST VALUE	91,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,141

LAND:2:8: 2ND LAND LINE FOR 2ND MH ON PROP
LAND:2:7: HERE.
LAND:2:6: SEPTICS OR WELL ON THE E1/2, SO WE PUT T
LAND:2:5: IS WHEN WE FOUND OUT FROM LENVIL THERE A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31092	M H	425	05/30/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1609	11/02/2021	QC	U	I	11	100
GRANTOR: BAKER ROBERT L						
GRANTEE: BAKER MICHEAL J						
1162/2061	11/25/2008	QC	Q	I	01	100
GRANTOR: MARY BAKER						
GRANTEE: ROBERT L & MARY C B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 18,500

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	0200	C	MBL HM	33		A-1	0.00	0.00	9.01	AC		1.00	1.00	0.60	8,000.00	4,800.00	43,248							
2	0000	C	VAC RES	33			0.00	0.00	1.00	AC		1.00	1.00	0.60	8,000.00	4,800.00	4,800							

REVIEW DATE 11/17/2022 BY JD Total Acres: 10.01 Total Land Value: 48,048 Market: 0 Agricultural: 0 Common: 48,048 PRINTED 11/16/2026 BY SYS