COMM NW COR OF NW1/4, RUN S 500. RUN E 870 FT, S 833.47 FT, E 452 1348.24 FT, W 1321.59 FT, N 2156

BAKER MICHAEL D/BAKER ELLIE
1181 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

23-5S-15-00464-005

BUILDING CHARACTERISTICS

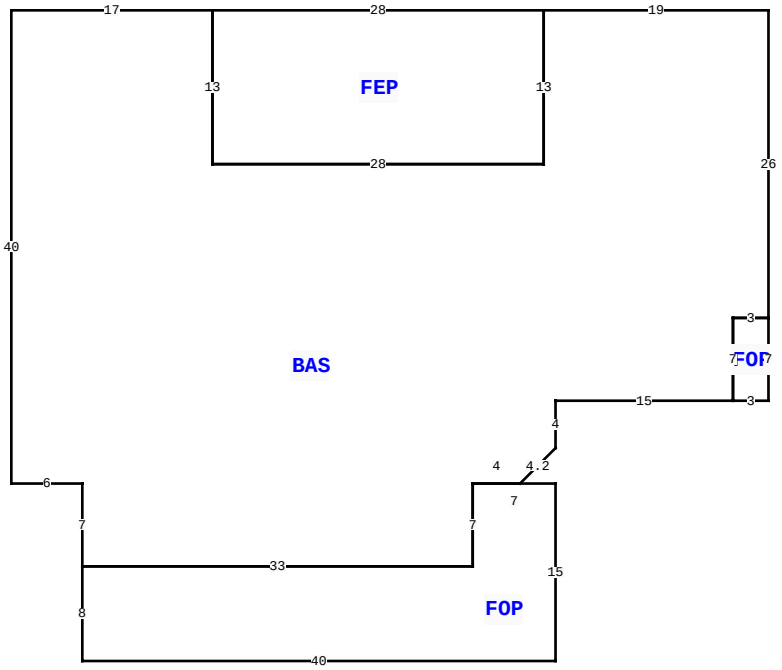
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100		2,276	269,731
FEP	364	80		291	34,487
FOP	21	30		6	711
FOP	369	30		111	13,155
TOTALS	3,030			2,684	318,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,684	133.4564	160.15	429,843	1999	1999	0	0	0	26.00	74.00

1 EXCEPT SFR 100% - 2014 Heated Area: 2276 HX Base Yr 2014



1181 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0020	BARN,FR	0	100	30	40	1,200.00	UT	13.00	13.00	100	2005	2005	3	100	15,600	
2	0252	LEAN-TO W/	0	100	12	40	480.00	UT	3.00	3.00	100	2005	2005	3	100	1,440	
3	0252	LEAN-TO W/	0	100	14	40	560.00	UT	3.00	3.00	100	2005	2005	3	100	1,680	
4	0252	LEAN-TO W/	0	100	20	40	800.00	UT	1.50	1.50	100	2013	2013	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
10	0060	CARPORT F	0	100	36	48	1,728.00	UT	7.00	7.00	100	2026	2025		100	12,096	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		318,084
TOTAL MARKET OB/XF VALUE		44,316
TOTAL LAND VALUE - MARKET		314,600
TOTAL MARKET VALUE		388,856
SOH/AGL Deduction		144,260
ASSESSED VALUE		244,596
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,185
TOTAL JUST VALUE		677,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,000

LAND:3:1: DOR STUDY 1998

LAND:2:1: DOR STUDY 1998

SALE:1:1: 57.2 AC

LAND:1:1: DOR STUDY 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053550	Storage Building	18,000	07/09/2025
000044933	Mobile Home		07/12/2022
30645	M H	607	12/06/2012
13557	SFR	355	01/26/1998
13171	PUMP/UTPOL	30	10/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2282	11/25/2024	LE	U	I	14	100
GRANTOR: BAKER MICHAEL D						
GRANTEE: BAKER MICHAEL D (EN						
1039/0984	2/25/2005	WD	Q	I		470,000
GRANTOR: BENJAMIN II & BERKELE						
GRANTEE: MICHAEL D & ELLIE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FEP= W28 S13 E28 N13$ S13 W28 N13 W17 S40 E6 S7 FOP= S8 E40 N15 W7 S7 W33$ E33 N7 E4 R3 U3 N4 E15 FOP= E3 N7 W3 S7$ N7 E3 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 44,316

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	0.00	0.00	2.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	55.20	AC		1.00	1.00	1.00	280.00	280.00	15,456							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	55.20	AC		1.00	1.00	1.00	5,500.00	5,500.00	303,600							

REVIEW DATE 03/06/2026 BY JB Total Acres: 57.20 Total Land Value: 26,456 Market: 303,600 Agricultural: 15,456 Common: 11,000 PRINTED 11/16/2026 BY SYS