

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

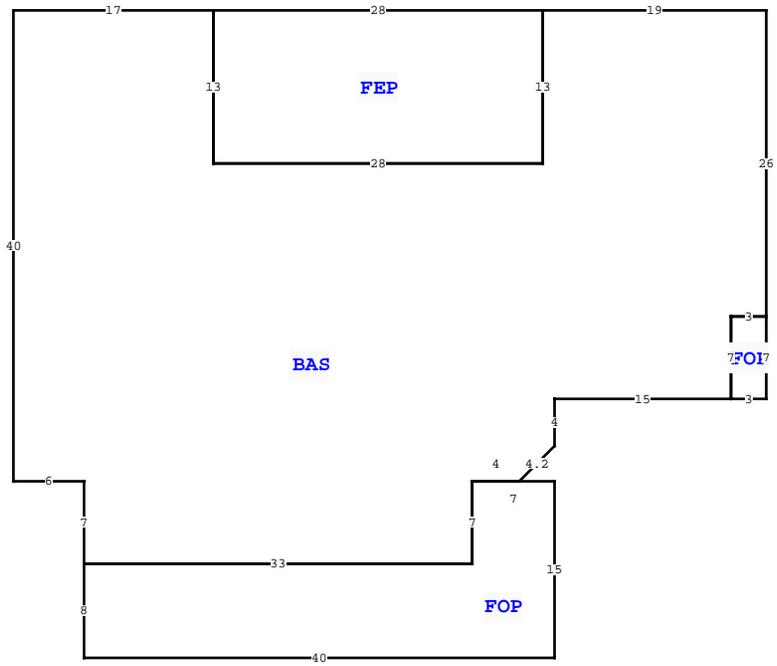
2026

23-5S-15-00464-005



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 Floor	14		CARPET 80
Interior Floor	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
BAS	2,276	100	
FEP	364	80	
FOP	21	30	
FOP	369	30	
TOTALS	3,030		

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	166.82	447,745	1999	1999	0	0	26.00	74.00
1 EXCEPT SFR 100% - 2014 Heated Area: 2276 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	331,331		
TOTAL MARKET OB/XF VALUE	44,316		
TOTAL LAND VALUE - MARKET	314,600		
TOTAL MARKET VALUE	402,103		
SOH/AGL Deduction	164,181		
ASSESSED VALUE	237,922		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	186,511		
TOTAL JUST VALUE	690,247		
NCON VALUE	12,096		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	612,002		
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						

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

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	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																				
TOTALS																44,316																					

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											

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 \$.											