

COMM SE COR, RUN W 1345.14 FT  
TO W R/W SHEPHERD RD, RUN N  
697.93 FT, N 980.68 FT FOR

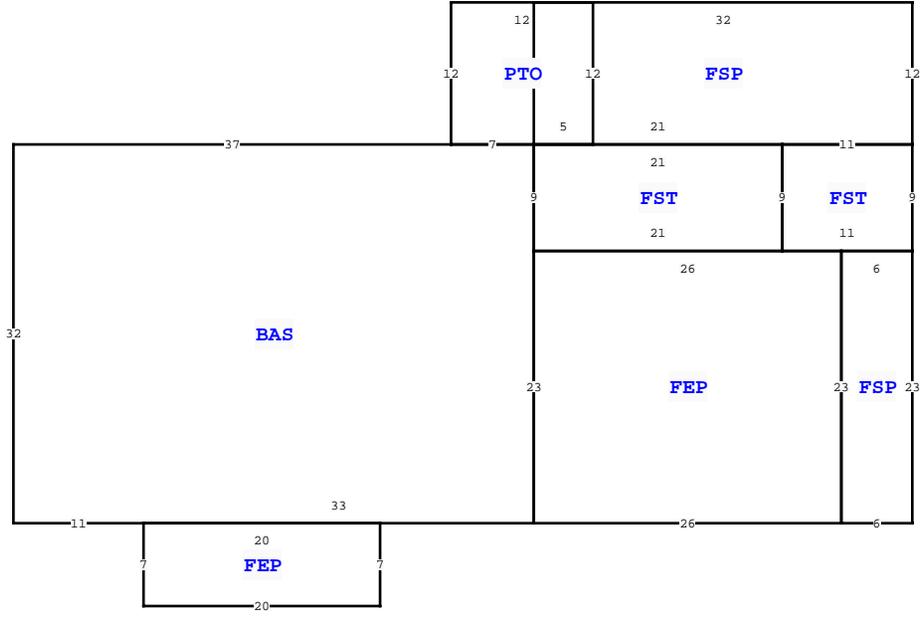
BAKER GEORGE STEVEN/BAKER VICTORIA A  
488 SW SHEPPARD WAY  
LAKE CITY, FL 32024

**2026**

24-5S-16-03707-009  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,408	100	
FEP	140	80	
FEP	598	80	
FSP	138	40	
FSP	384	40	
FST	99	55	
FST	189	55	
PTO	144	5	
TOTALS	3,100		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100%	2011									Heated Area: 1408	HX Base Yr 2011



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,069
TOTAL MARKET OB/XF VALUE			17,798
TOTAL LAND VALUE - MARKET			141,390
TOTAL MARKET VALUE			367,257
SOH/AGL Deduction			156,473
ASSESSED VALUE			210,784
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			159,373
TOTAL JUST VALUE			367,257
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,233
PRMT:1:1:	PEOPOLLS		
BLDG:1:1:	NOBI MH		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046521	Roof Replacement	12,400	02/14/2023
20807	SFR	263	06/19/2003
12384	M H	125	04/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1951	9/14/2020	LE U		I	14	0
GRANTOR: GEORGE STEVEN & VICTO						
GRANTEE: JASON DEREK BAKER &						
1222/0472	9/29/2011	WD Q		I	03	31,500
GRANTOR: NORMAN MCGRUTHER & JI						
GRANTEE: GEORGE STEVEN & VIC						

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	0166	CONC, PAVMT	0	100	0	0	604.00	UT	2.00	2.00	100	2003	2003	3	100	1,208	
2	0070	CARPORT UF	0	100	11	20	220.00	UT	2.50	2.50	100	2007	2007	3	100	550	
3	0020	BARN, FR	0	100	24	34	816.00	UT	10.00	10.00	100	2007	2007	3	100	8,160	
4	0252	LEAN-TO W/	0	100	8	24	192.00	UT	2.50	2.50	100	2007	2007	3	100	480	
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	2014	2014	3	100	400	
TOTALS																17,798	

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.51	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,590							
3	0000	C	VAC RES	100		A-1	0.00	0.00	10.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,800							