COMM NE COR OF NW1/4 OF NE1/4, R
FOR POB, RUN S 1276.62 FT, W 539
FT, E 210 FT, N 420.11 FT, W 209

BAKER KATHLEEN NANCY
2561 GARDEN CT
HOLLYWOOD, FL 33026

2027

25-7S-16-04321-002

BUILDING CHARACTERISTICS

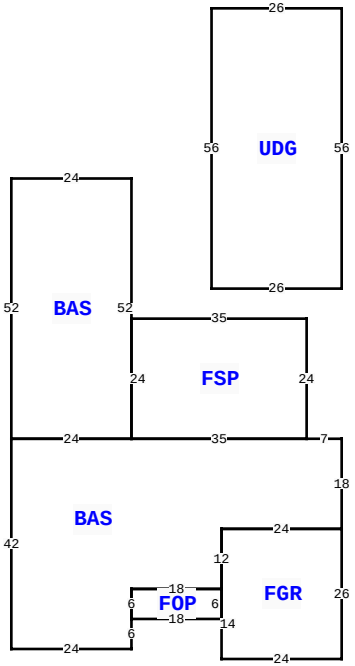
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	103,306
BAS	1,980	100		1,980	163,899
FGR	624	55		343	28,393
FOP	108	30		32	2,649
FSP	840	40		336	27,814
UDG	1,456	55		801	66,305
TOTALS	6,256			4,740	392,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,740	115.7695	127.35	603,639	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 3228 HX Base Yr 1997



1557 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		392,365
TOTAL MARKET OB/XF VALUE		35,026
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		541,391
SOH/AGL Deduction		251,197
ASSESSED VALUE		290,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,783
TOTAL JUST VALUE		541,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055120	Roof Replacement	36,000	02/26/2026
34342	GARAGE	226	08/12/2016
33936	M H	665	04/08/2016
24318	MAINT/ALTR	90	03/29/2006
20558	POOL	115	03/27/2003
20124	ADDN SFR	250	11/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/220	1/02/2026	WD	Q	I	01	425,000
GRANTOR: TALERICO JAMES L						
GRANTEE: BAKER KATHLEEN NANC						
0822/0651	5/15/1996	WD	Q	I		122,400
GRANTOR: FRANK J & MARJORIE SH						
GRANTEE: JAMES & JANET TALER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N24 W35 S24 E35$ W35 BAS= N52 W24 S52 E24$ W24 S42 E24 N6 FOP= E18 N6 W18 S6$ N6 E18 FGR= S14 E24 N26 W24 S12$ N12 E24 N18$ PTR=N30 UDG= N56 W26 S56 E26$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
3	0280	POOL R/CON	0	100	24	36	864.00	UT	70.00	70.00	100	2005	2005	3	47	28,426	
4	0282	POOL ENCL	0	100	20	24	800.00	UT	15.00	15.00	100	2010	2010	3	40	4,800	

LAND DESCRIPTION

TOTAL OB/XF 35,026

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		A-1	0.00	0.00	11.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	114,000							

REVIEW DATE BY Total Acres: 11.40 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 11/16/2026 BY SYS