

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

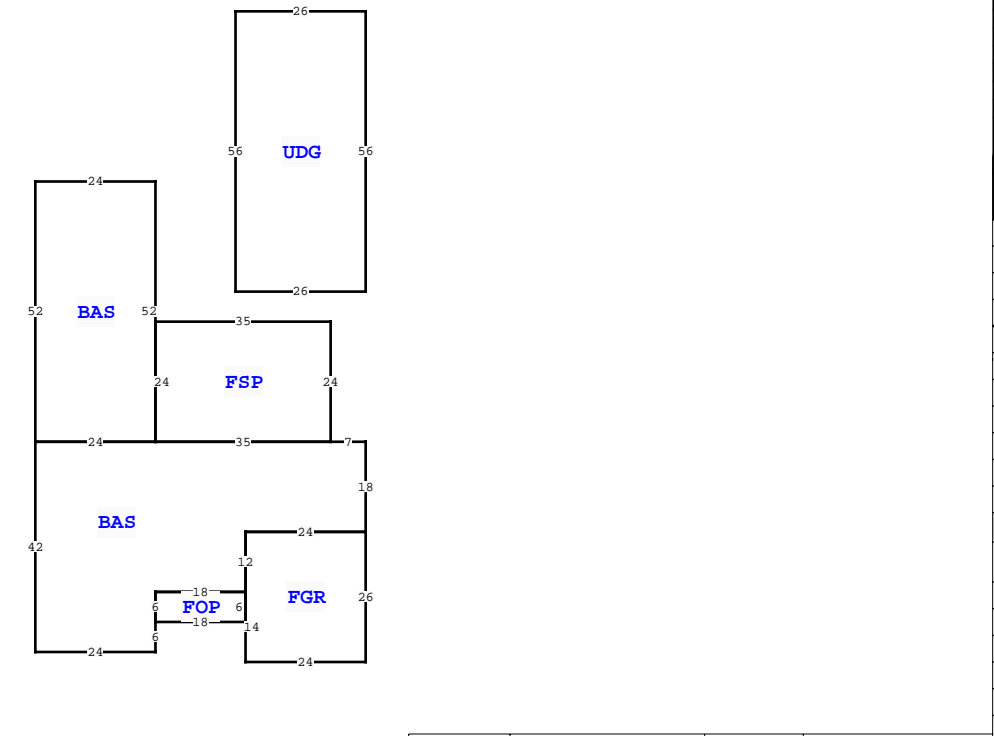
BAKER KATHLEEN NANCY
2561 GARDEN CT
HOLLYWOOD, FL 33026

2026

25-7S-16-04321-002
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

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	129.66	614,588	1976	1976	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	105,180
BAS	1,980	100		1,980	166,873
FGR	624	55		343	28,907
FOP	108	30		32	2,697
FSP	840	40		336	28,318
UDG	1,456	55		801	67,508
TOTALS	6,256			4,740	399,482

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			399,482
TOTAL MARKET OB/XF VALUE			35,026
TOTAL LAND VALUE - MARKET			102,600
TOTAL MARKET VALUE			537,108
SOH/AGL Deduction			255,366
ASSESSED VALUE			281,742
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			230,331
TOTAL JUST VALUE			537,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

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 NANCY
0822/0651 5/15/1996 WD Q I 122,400
GRANTOR: FRANK J & MARJORIE SH
GRANTEE: JAMES & JANET TALER

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

TOTAL OB/XF												35,026					
1557 SW COUNTY ROAD 138 , FORT WHITE																	

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\$.											

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	11.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	102,600							