

(AKA LOT 2 ICHETUCKNEE RIDGE S/D UNREC) COMM SE COR, RUN W 30 FT TO W R/W DAISEY RD, N

BALDWIN DAVID  
265 SW LENOX GLEN  
FORT WHITE, FL 32038

2026

26-5S-15-00483-102



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26515.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,352	100	
TOTALS	1,352		1,352
			124,493

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,352	113.9000	107.07	144,759	2018	2018	0	0	14.00	86.00														
1 MANUF 1 0% - 0 Heated Area: 1352 HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,493
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			99,390
TOTAL MARKET VALUE			230,883
SOH/AGL Deduction			58,747
ASSESSED VALUE			172,136
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,136
TOTAL JUST VALUE			230,883
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37451	M H	810	11/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/2268	10/30/2018	WD	Q	V	03	35,000
GRANTOR: COLUMBIA COUNTY LAND						
GRANTEE: DAVID BALDWIN						
1313/2754	4/22/2016	WD	Q	V	01	40,000
GRANTOR: JACQUET & JEAN						
GRANTEE: COLUMBIA COUNTY LAN						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,000			
1986 SW DAISY RD, LAKE CITY																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W52 S26 E52 N26\$.													

LAND DESCRIPTION														TOTAL OB/XF				7,000						
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	0200	C	MBL HM	0		A-1	0.00	0.00	10.63	AC		1.00	1.00	0.85	11,000.00	9,350.00	99,390							