(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

2027

26-5S-15-00483-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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
Architectual	01	CONV 100
Units		0 100
Quality	05	05

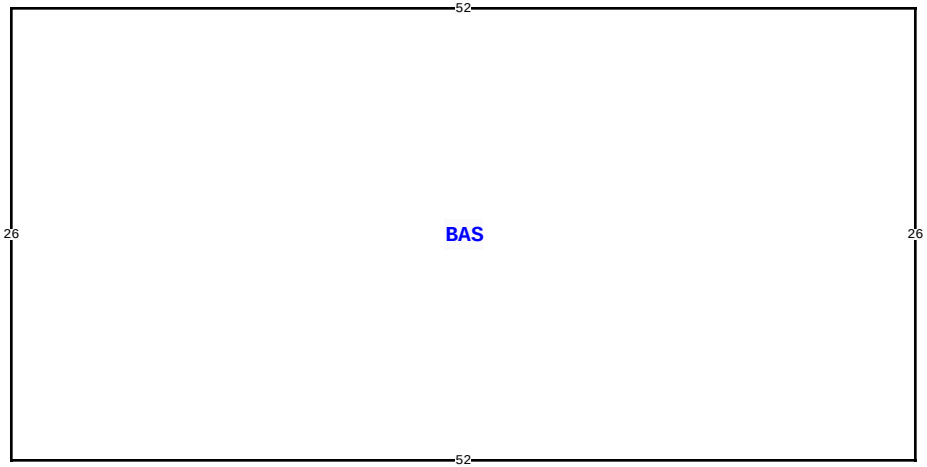
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	123,167
TOTALS	1,352			1,352	123,167

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	105.93	143,217	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 0% - 0 Heated Area: 1352 HX Base Yr



1986 SW DAISY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,167
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	99,390
TOTAL MARKET VALUE	229,557
SOH/AGL Deduction	40,207
ASSESSED VALUE	189,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,350
TOTAL JUST VALUE	229,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,883

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 03/16/2026 BY JB Total Acres: 10.63 Total Land Value: 99,390 Market: 0 Agricultural: 0 Common: 99,390 PRINTED 11/17/2026 BY SYS