E3/4 OF NW1/4 OF NE1/4, EX COMM
LINE OF SEC & W R/W US-441, RUN
POB, RUN S 208 FT, W 208 FT, N 2

BAKER ERIC
7254 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

29-2S-17-04781-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

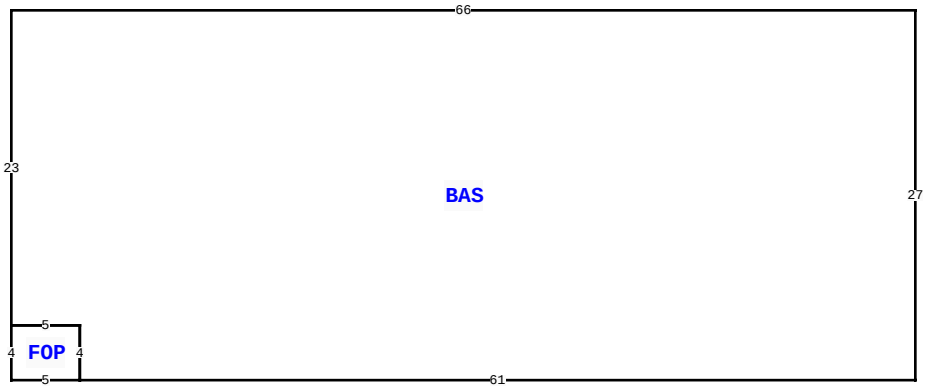
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100		1,762	36,290
FOP	20	35		7	144
TOTALS	1,782			1,769	36,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,769	81.7290	51.49	91,086	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1762 HX Base Yr 2022



7254 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,434
TOTAL MARKET OB/XF VALUE		22,828
TOTAL LAND VALUE - MARKET		109,665
TOTAL MARKET VALUE		168,927
SOH/AGL Deduction		43,857
ASSESSED VALUE		125,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,659
TOTAL JUST VALUE		168,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044001	Electrical Servic	0	03/24/2022
000043695	Roof Replacement	9,000	02/14/2022
24762	M H	275	07/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/2697	1/20/2021	WD	Q	I	01	110,000
GRANTOR: SILVA FRANCISCO						
GRANTEE: BAKER ERIC						
1049/0981	5/25/2005	WD	Q	I		125,000
GRANTOR: P & S PROPERTIES						
GRANTEE: FRANCISCO SILVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S23 FOP= S4 E5 N4 W5$ E5 S4 E61 N27$.

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	0020	BARN,FR	0	100	24	24	576.00	UT	10.00	10.00	30	2010	2010	3	30	1,728	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2023	2022		100	12,500	

LAND DESCRIPTION

TOTAL OB/XF 22,828

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	0102	C	SFR/MH	100		A-1	0.00	0.00	24.37	AC		1.00	1.00	1.00	4,500.00	4,500.00	109,665							

REVIEW DATE 08/18/2022 BY JB Total Acres: 24.37 Total Land Value: 109,665 Market: 0 Agricultural: 0 Common: 109,665 PRINTED 05/08/2026 BY SYS