LOTS 3, 4, 5, 6, 7, 13, 14, & 1
A E.L.PATTERSON S/D.

BAKER BRUCE
267 NE GRANGER MILL AVE
LAKE CITY, FL 32055

2027

33-3S-17-06273-000

BUILDING CHARACTERISTICS

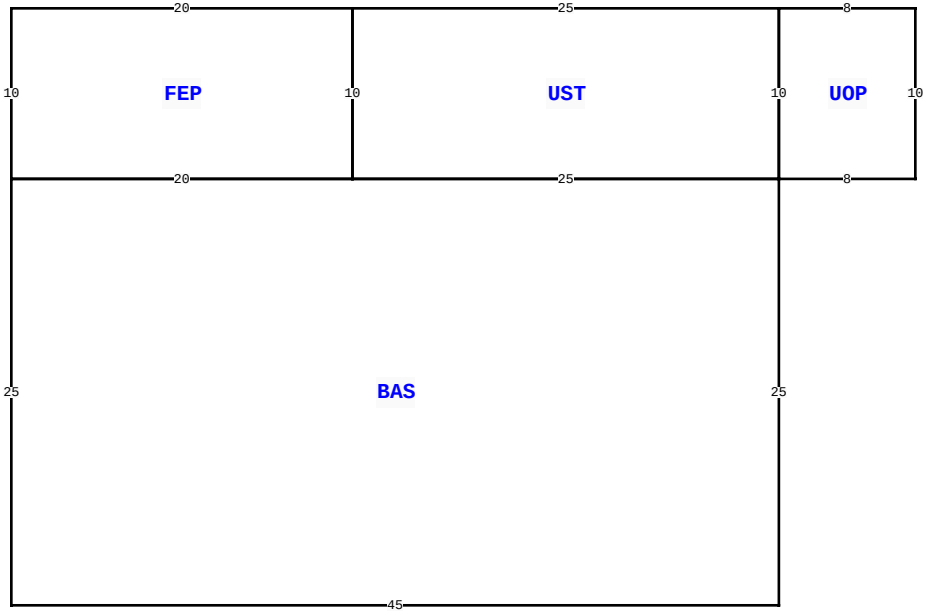
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100		1,125	43,973
FEP	200	80		160	6,254
UOP	80	20		16	626
UST	250	45		112	4,378
TOTALS	1,655			1,413	55,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,413	78.9640	86.86	122,733	1955	1955	10	0	10	35.00	45.00

1 SINGLE FAM 100% - 2018 Heated Area: 1125 HX Base Yr 2018



267 NE GRANGER MILL AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		64,473
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		6,869
TOTAL MARKET VALUE		72,592
SOH/AGL Deduction		17,422
ASSESSED VALUE		55,170
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		30,170
TOTAL JUST VALUE		72,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26910	M H	464	04/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2754	12/15/2017	WD	Q	I	01	50,000

GRANTOR: THOMAS R SEALEY SR &

GRANTEE: BRUCE BAKER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FEP= N10 W20 S10 E20$ W20 S25 E45 N25$ UOP= E8 N10 W8 S10$ UST= N10 W25 S10 E25$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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			0.00	0.00	53,883.00	SF		1.00	1.00	0.40	0.25	0.10	5,388							
2	0200	C	MBL HM	0			0.00	0.00	14,810.00	SF		1.00	1.00	0.40	0.25	0.10	1,481							

REVIEW DATE 01/16/2020 BY JB Total Acres: 1.58 Total Land Value: 6,869 Market: 0 Agricultural: 0 Common: 6,869 PRINTED 11/17/2026 BY SYS

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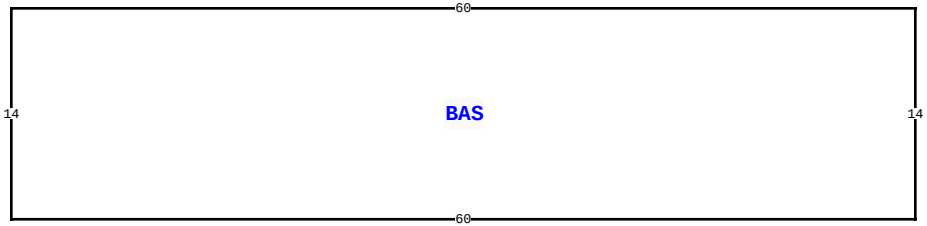
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	9,243
TOTALS	840			840	9,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	61.1280	36.68	30,811	1985	1985	10	0	0	60.00	30.00

2 MOBILE HME 0% - 2018 Heated Area: 840 HX Base Yr 2018



267 NE GRANGER MILL AVE, LAKE CITY

BLD DATE		LGL DATE	
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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/16/2020 BY JB Total Acres: 1.58 Total Land Value: 6,869 Market: 0 Agricultural: 0 Common: 6,869 PRINTED 11/17/2026 BY SYS