W 100 FT OF THE E 200 FT TO N 16
SE1/4.

ESCOBALES CHRISTOPHER/ESCOBALES BRENDA
296 SE BAXTER LN
LAKE CITY, FL 32025

2027

33-3S-17-06744-001

BUILDING CHARACTERISTICS

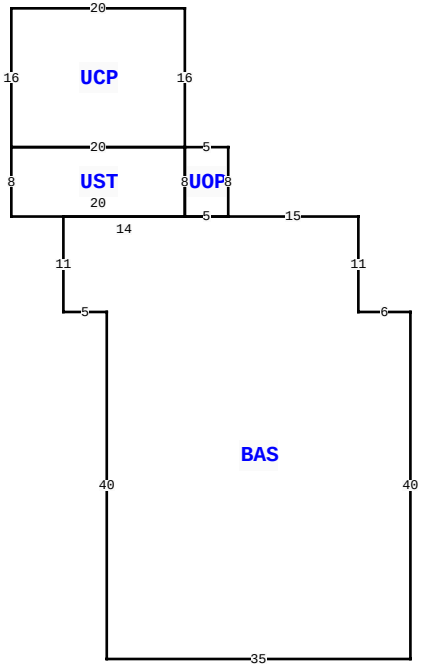
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100		1,774	106,985
UCP	320	20		64	3,860
UOP	40	20		8	482
UST	160	45		72	4,342
TOTALS	2,294			1,918	115,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	84.3480	92.78	177,952	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1774 HX Base Yr



296 SE BAXTER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,669
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	14,800
TOTAL MARKET VALUE	130,869
SOH/AGL Deduction	0
ASSESSED VALUE	130,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,869
TOTAL JUST VALUE	130,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1921	9/14/2022	WD	Q	I	01	125,000
GRANTOR: FOWLER JODIE ANN						
GRANTEE: ESCOBALES CHRISTOPH						
1076/2080	2/01/2006	WD	Q	I		145,000
GRANTOR: EAGLE, RILEY & KIRALY						
GRANTEE: JODIE ANN FOWLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N11 W15 UOP= N8 W5 S8 E5$ W5 UST= N8 UCP= N16 W20 S16 E20$ W20 S8 E20$ W14 S11 E5 S40 E35 N40 $.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 01/10/2023 BY CP Total Acres: 0.35 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 11/17/2026 BY SYS