

E1/2 OF SW1/4 OF SW1/4 EX BEG AT
 E1/2 OF SW1/4 OF SW1/4, E 331.22
 FT, E 231.22 FT, N 500 FT, W 231

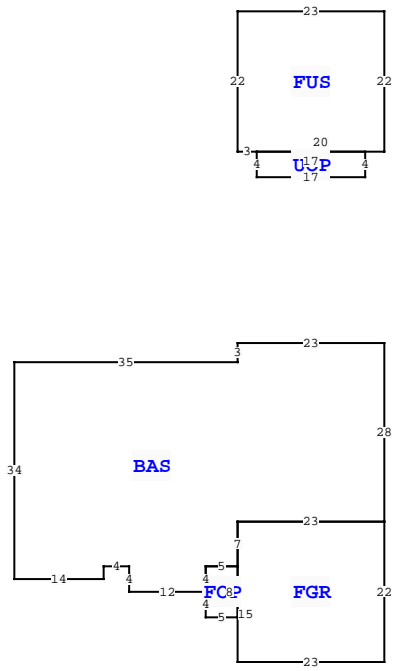
BALDREE VICKY RENEE
 375 SE GATOR LN
 LAKE CITY, FL 32025

2025

09-4S-17-08301-032

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 70	
Exterior Wall	31	VINYL SID 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,840	100	
FGR	506	55	
FOP	40	30	
FUS	506	100	
UOP	68	20	
TOTALS	2,960		
			2,650
			207,196

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM - 100%	2000			283,364	1999	1999	0	0	26.88	73.12	
Heated Area: 2346 HX Base Yr 2000												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				207,196		
TOTAL MARKET OB/XF VALUE				1,105		
TOTAL LAND VALUE - MARKET				46,248		
TOTAL MARKET VALUE				214,944		
SOH/AGL Deduction				75,157		
ASSESSED VALUE				139,787		
TOTAL EXEMPTION VALUE				HX HB 50,722		
BASE TAXABLE VALUE				89,065		
TOTAL JUST VALUE				254,549		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				223,617		
SALE:7:2: THEM						
SALE:9:1: 10 ACRES MKT=16800						
SALE:8:1: REPO						
SALE:7:1: BOUGHT THE JOINING 10 AC LATER & COMBINE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000047629	Remodel	23,420	07/10/2023			
000043515	Roof Replacement	12,993	01/12/2022			
13984	SFR	365	05/08/1998			
8020	PUMP/UTPOL	30	01/31/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1323	5/10/2019	LE	U	I	14	100
GRANTOR:VICKY RENEE BALDREE (
GRANTEE:SHANNA LUPICA, MICH						
1315/1577	5/19/2016	WD	U	I	37	28,500
GRANTOR:RICHARD K WISNER						
GRANTEE:MELVIN M & VICKY RE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W23 S3 W35 S34 E14 N2 E4 S4 E12 FOP= S4 E5 N8 W5 S4\$ N4 E5 FGR= S15 E23 N22 W23 S7\$ N7 E23 N28\$ PTR= N30 FUS= N22 W23 S22 E3 UOP= S4 E17 N4 W17\$ E20 \$ S30\$.						

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	0010	BARN,BLK	0	100	12	24	1.00	UT	0.00	100	1994	1994	3	100	800	
2	0166	CONC,PAVMT	0	100	7	10	70.00	UT	1.50	100	1999	1999	3	100	105	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	
TOTALS													1,105			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	445.00	445.00	2,002								
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	1.45	AC		1.00	1.00	1.00	40.00	40.00	58								
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50								
5	9600	C	WASTELAND	0		A-1	0.00	0.00	1.32	AC		1.00	1.00	1.00	25.00	25.00	33								
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.27	AC		1.00	1.00	0.50	9,000.00	4,500.00	41,715								