

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

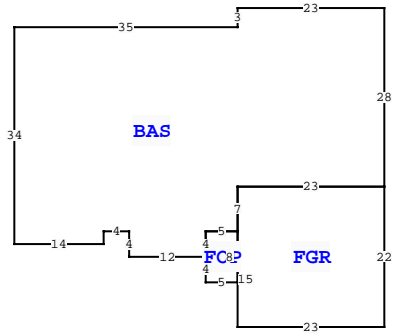
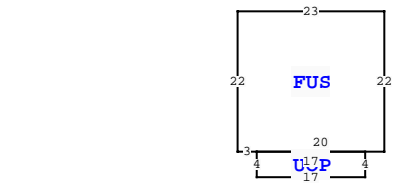
2023

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	126,932
FGR	506	55	278	19,178
FOP	40	30	12	828
FUS	506	100	506	34,906
UOP	68	20	14	966
TOTALS	2,960		2,650	182,810

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		242,872	1999	1999	0	0	24.73	75.27	
				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		182,810				
TOTAL MARKET OB/XF VALUE		1,105				
TOTAL LAND VALUE - MARKET		25,391				
TOTAL MARKET VALUE		190,590				
SOH/AGL Deduction		58,546				
ASSESSED VALUE		132,044				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		82,044				
TOTAL JUST VALUE		209,306				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						
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			
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	

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	DPH 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	452.00	452.00	2,034								
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	4,500.00	2,250.00	20,858								