W DIV: LOTS 18 & 19 BLOCK 3
MCFARLANE PARK S/D EX RD R/W.

FLORIDA FIRST COAST INVESTMENT
955 SW BAYA DR
LAKE CITY, FL 32025

2026

00-00-00-12524-000

BUILDING CHARACTERISTICS

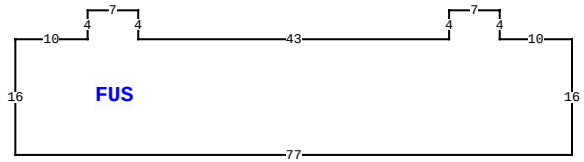
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		18 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

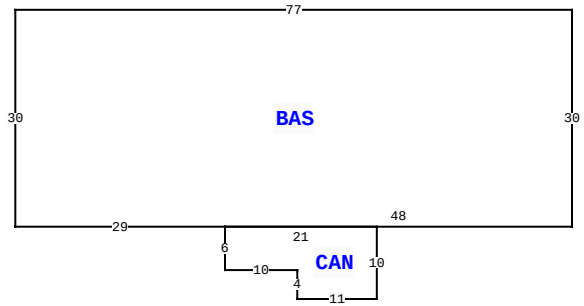
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100		2,310	138,441
CAN	170	30		51	3,057
FUS	1,288	100		1,288	77,191
TOTALS	3,768			3,649	218,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,649	114.0674	84.41	308,012	2002	2002	0	0	0	29.00	71.00

2 OFFICE LOW 0% - 0 Heated Area: 3598 HX Base Yr





955 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	218,689
TOTAL MARKET OB/XF VALUE	8,680
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	293,369
SOH/AGL Deduction	0
ASSESSED VALUE	293,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,369
TOTAL JUST VALUE	293,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2261	COMMERCIAL	320	12/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0938/2040	10/26/2001	WD	P	I	99	160,000
GRANTOR: FIRST SOUTH PROPERTIE						
GRANTEE: FLORIDA FIRST COAST						
0938/2038	7/21/1999	WD	P	I	99	50,000
GRANTOR: THOMPSON DARBY AGENCI						
GRANTEE: FIRST SOUTH PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W77 S30 E29 E48 N30 $
FUS=[ORIG=0,-30] N16 W10 N4 W7 S4 W43 N4 W7 S4 W10 S16 E77 $
CAN=[ORIG=-48,30] S6 E10 S4 E11 N10 W21 $
PTR=[ORIG=0,0] N30 S30 $
.

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	0166	CONC,PAVMT	0	0	0	0	4,340.00	UT	2.00	2.00	100	2002	2002	3	100	8,680	

LAND DESCRIPTION

TOTAL OB/XF 8,680

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	1700	C	1STORY OFF	0		*RSF-1	100.00	110.00	11,000.00	SF		1.00	1.00	1.00	6.00	6.00	66,000							

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.25 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/18/2025 BY SYS