W DIV: LOT 6 BLOCK 4 MCFARLANE P
R/W.

GAMSBY CHRISTOPHER W
938 SW BAYA DR
LAKE CITY, FL 32025

**2026**

**00-00-00-12531-001**

## BUILDING CHARACTERISTICS

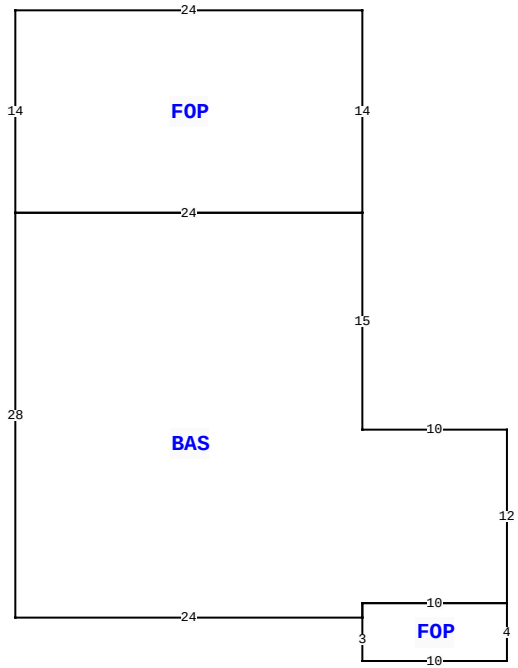
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 792 | 100 | | 792 | 78,085 |
| FOP | 40 | 30 | | 12 | 1,183 |
| FOP | 336 | 30 | | 101 | 9,958 |
| TOTALS | 1,168 | | | 905 | 89,226 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 905 | 135.4320 | 151.68 | 137,270 | 1960 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 792 HX Base Yr




938 SW BAYA DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 89,226 |
| TOTAL MARKET OB/XF VALUE | 3,600 |
| TOTAL LAND VALUE - MARKET | 33,000 |
| TOTAL MARKET VALUE | 125,826 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 125,826 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 125,826 |
| TOTAL JUST VALUE | 125,826 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 127,088 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045520 | Electrical Servic | 0 | 09/21/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1472/780 | 7/29/2022 | WD | Q | I | 01 | 131,000 |
| GRANTOR: MATHEU CRAIG M | | | | | | |
| GRANTEE: GAMSBY CHRISTOPHER | | | | | | |
| 1318/2793 | 7/11/2016 | WD | U | I | 12 | 109,500 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: CRAIG M MATHEU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S28 E24 N1 E10 N12 W10 N15 $
FOP=[ORIG=0,0] N14 W24 S14 E24 $
FOP=[ORIG=0,28] S3 E10 N4 W10 S1 $
.

## 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 | 0 | 20 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,600

| 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 | | *RSF- | 350.00 | 110.00 | 5,500.00 | SF | | 1.00 | 1.00 | 1.00 | 6.00 | 6.00 | 33,000 | | | | | | | |

REVIEW DATE 09/26/2022 BY JB Total Acres: 0.13 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/18/2025 BY SYS