W DIV: ALL BLOCK 12 MCFARLANE
PARK S/D EX RD R/W.

JOYE NAX M JR/JOYE JUNE H
797 SW BAYA DR
LAKE CITY, FL 32025

2026

00-00-00-12597-000

BUILDING CHARACTERISTICS

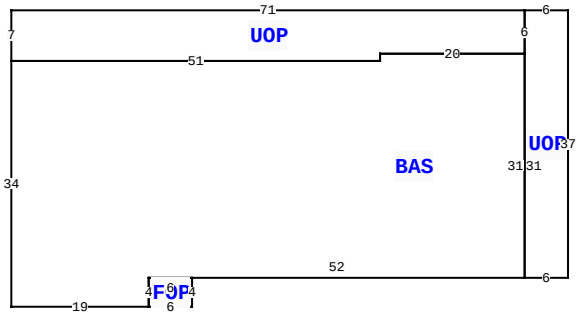
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 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/

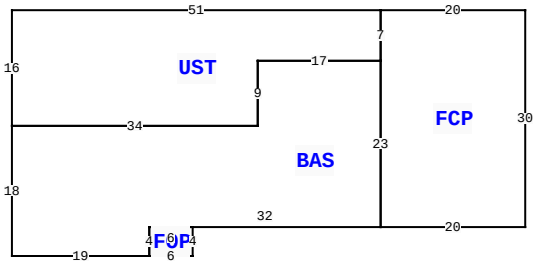
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	943	100		943	76,901
BAS	2,226	100		2,226	181,528
FCP	600	25		150	12,232
FOP	24	30		7	571
FOP	24	30		7	571
UOP	222	20		44	3,588
UOP	477	20		95	7,747
UST	663	45		298	24,302
TOTALS	5,179			3,770	307,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,770	112.0192	125.46	472,984	1960	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3169 HX Base Yr





797 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		307,440
TOTAL MARKET OB/XF VALUE		1,150
TOTAL LAND VALUE - MARKET		55,575
TOTAL MARKET VALUE		364,165
SOH/AGL Deduction		202,027
ASSESSED VALUE		162,138
TOTAL EXEMPTION VALUE	HX HB WX SL SX	162,138
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		364,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,165

LAND:1:1: ADJ;4 STEEP SLOPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
423	ADDN SFR	65	08/16/2012
00771			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST= W51 S16 E34 N9 E17 N7$ FCP= S7 BAS= W17 S9 W34 S18 E19 FOP= E6 N4 W6 S4$ N4 E32 N23$ S23 E20 N30 W20$ PTR=N50 UOP= N6 W71 S7 E51 N1 E20$ BAS= W20 S1 W51 S34 E19 FOP= E6 N4 W6 S4$ N4 E52 N31$ UOP= S31 E6 N37 W6 S6$ S50$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	3.50	3.50	100	1993	1993	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	100		*RSF	-200.00	247.00	49,400.00	SF		1.00	1.00	0.25	4.50	1.13	55,575							

REVIEW DATE 12/13/2024 BY JS Total Acres: 1.13 Total Land Value: 55,575 Market: 0 Agricultural: 0 Common: 55,575 PRINTED 11/17/2025 BY SYS