S DIV: LOTS 61 & 62 BLOCK K CANO
804-2344, PB 1054-299, WD 1114-2

PAUL JOHN M
403 SE BAYA DR
LAKE CITY, FL 32025

2026

00-00-00-13749-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

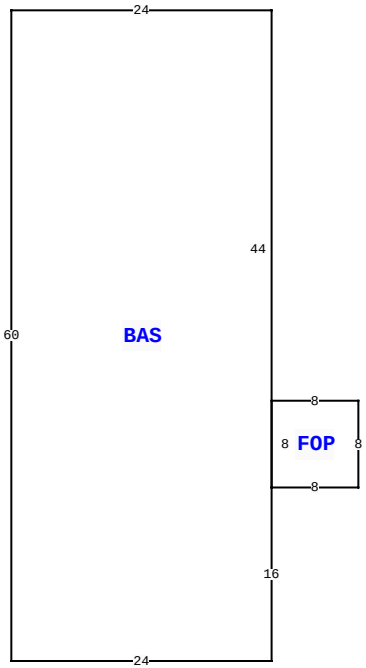
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	104,823
FOP	64	30		19	1,383
TOTALS	1,504			1,459	106,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	99.9900	111.99	163,393	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1440 HX Base Yr 2022



403 SE BAYA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,205
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,735
TOTAL MARKET VALUE		130,940
SOH/AGL Deduction		14,633
ASSESSED VALUE		116,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,585
TOTAL JUST VALUE		130,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
258	ADDN SFR	100	08/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/2712	9/21/2021	WD	Q	I	01	113,400
GRANTOR: THE MASON FAMILY TRUS						
GRANTEE: PAUL JOHN M						
1418/0387	8/20/2020	QC	U	I	11	100
GRANTOR: ROBERT FREDERICK MASO						
GRANTEE: ROBERT FREDERICK MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S60 E24 N16 FOP= E8 N8 W8 S8$ N44$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		*RO	0.00	0.00	11,640.00	SF		1.00	1.00	0.85	2.50	2.13	24,735							

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.27 Total Land Value: 24,735 Market: 0 Agricultural: 0 Common: 24,735 PRINTED 11/17/2025 BY SYS