

S DIV: LOTS 53 & 63 THRU 66 BLOC
EX RD R/W.

CHARRON MARIA C/CHARRON TIMOTHY W
449 SE BAYA DR
LAKE CITY, FL 32025

2026

00-00-00-13751-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
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	625	100		625	25,700
BAS	780	100		780	32,074
BAS	850	100		850	34,952
BAS	1,948	100		1,948	80,102
FOP	4	30		1	41
FOP	25	30		8	329
FOP	100	30		30	1,234
TOTALS	4,332			4,242	174,431

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	494.00	UT	1.50	1.50	741
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	2,500
3	0166	CONC, PAVMT	0	0	107	40	4,280.00	UT	1.50	1.50	6,420
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	300

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	1910	C	MEDIC OFF	0		*RO	0.00	0.00	10,223.00	SF	
2	1001	C	MISC COMMERC	0			0.00	0.00	11,106.00	SF	
3	0700	C	MISC RES	0			0.00	0.00	6,183.00	SF	

REVIEW DATE 11/10/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5200	04	4,242	105.4308	82.24	348,862	1958	1980		0	0	50.00	50.00	
1 OFFICE MED 0% - 2021 Heated Area: 4203 HX Base Yr													
449 SE BAYA DR, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

TOTAL OB/XF													
9,961													
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
1	1910	C	MEDIC OFF	0		*RO	0.00	0.00	10,223.00	SF		1.00	1.00
2	1001	C	MISC COMMERC	0			0.00	0.00	11,106.00	SF		1.00	1.00
3	0700	C	MISC RES	0			0.00	0.00	6,183.00	SF		1.00	1.00

Total Acres: 0.63 Total Land Value: 59,506 Market: 0 Agricultural: 0 Common: 59,506

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					174,431				
TOTAL MARKET OB/XF VALUE					9,961				
TOTAL LAND VALUE - MARKET					59,506				
TOTAL MARKET VALUE					243,898				
SOH/AGL Deduction					0				
ASSESSED VALUE					243,898				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					243,898				
TOTAL JUST VALUE					243,898				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					243,898				
SALE:2:1: INCLUDED PARCEL #13750-000									
SALE:1:1: LOTS 65-66 BLK K CANOVA S/D DOT-COMMERC									