S DIV: COMM SW COR OF E1/2 OF LO
BAKER HEIGHTS S/D, RUN SE ALONG
AVE 302.55 FT FOR POB, RUN NE 29

GDP LAKE CITY, LLC
PO BOX 1610
COCKEYSVILLE, MD 21030

2026

00-00-00-13890-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

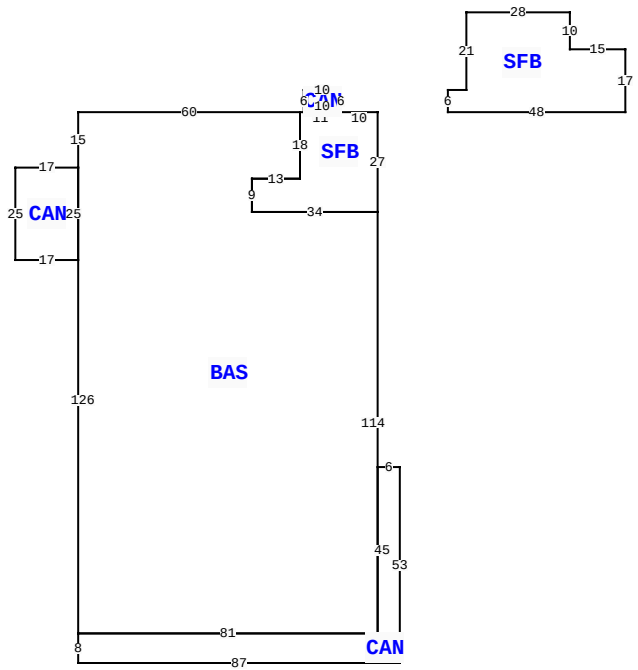
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	04	REIN CONC 100
Story Height		18 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	10,737	100		10,737	619,391
CAN	60	30		18	1,039
CAN	425	30		128	7,384
CAN	966	30		290	16,730
SFB	684	80		547	31,555
SFB	1,041	80		833	48,054
TOTALS	13,913			12,553	724,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3501	04	12,553	88.7504	88.75	1,114,079	1999	1999	0	0	0	35.00	65.00

2 DRUG CHAIN 0% - 0 Heated Area: 12462 HX Base Yr



283 SW BAYA DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	724,151
TOTAL MARKET OB/XF VALUE	48,040
TOTAL LAND VALUE - MARKET	568,752
TOTAL MARKET VALUE	1,340,943
SOH/AGL Deduction	0
ASSESSED VALUE	1,340,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,340,943
TOTAL JUST VALUE	1,340,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,363,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
547	REMODEL	563	03/06/2008
1603	COMMERCIAL	3,109	07/28/1999
1595	DEMOLISH	25	07/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/1301	5/04/2015	WD	U	I	37	3,450,000
GRANTOR: 650 S 1ST ST LLC						
GRANTEE: GDP LAKE CITY, LLC						
0995/0711	9/19/2003	WD	Q	I	01	3,000,000
GRANTOR: 1998 LAKE CITY LLC						
GRANTEE: 650 S 1ST ST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S15 CAN= W17 S25 E17 N25$ S126 CAN= S8 E87 N53 W6 S45 W81$ E81 N114 SFB= N27 W10 CAN= N6 W10 S6 E10$ W11 S18 W13 S9 E34$ W34 N9 E13 N18$ PTR= E40 SFB= E48 N17 W15 N10 W28 S21 W5 S6$ W40$.

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	5,437.00	UT	2.00	2.00	100	1999	1999	3	100	10,874	
2	0164	CONC BIN	0	0	0	0	42.00	UT	7.50	7.50	100	1999	1999	3	100	315	
3	0253	LIGHTING	0	0	0	0	8.00	UT	1,000.00	1,000.00	100	1999	1999	3	100	8,000	
4	0260	PAVEMENT-A	0	0	0	0	26,228.00	UT	1.10	1.10	100	1999	1999	3	100	28,851	

LAND DESCRIPTION

TOTAL OB/XF 48,040

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	1100	C	STORE 1FLR	0		00	0.00	0.00	58,110.00	SF		1.00	1.00	1.35	7.25	9.79	568,752							

REVIEW DATE 03/22/2023 BY CP Total Acres: 1.33 Total Land Value: 568,752 Market: 0 Agricultural: 0 Common: 568,752 PRINTED 11/05/2025 BY SYS