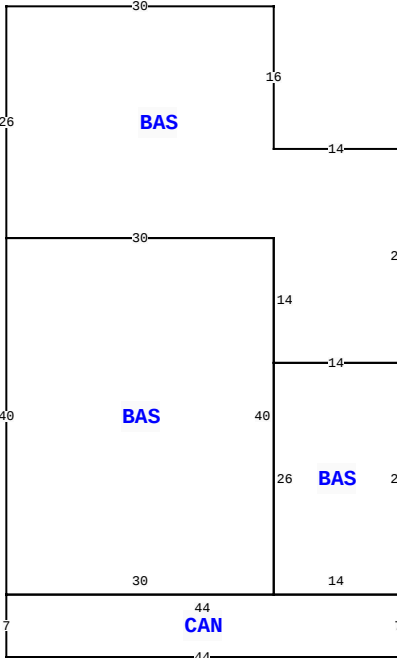


WILSON JOHN GARY
P O BOX 2061
LAKE CITY, FL 32056-2061

33-3S-17-06708-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		15	CONC BLOCK 100		7300	04	2,772		82.1808	40.27	111,628	1977	1977		0	0	50.00	50.00	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SER/SALES 0% - 0										Heated Area: 2680					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					315,914									
Interior Wall		04	PLYWOOD 100																	TOTAL MARKET OB/XF VALUE					20,565									
Interior Floor		14	CARPET 90																	TOTAL LAND VALUE - MARKET					92,842									
Interior Floor		08	SHT VINYL 10																	TOTAL MARKET VALUE					429,321									
Ceiling		02	F.NOT SUS 100																	SOH/AGL Deduction					0									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					429,321									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0									
Fixtures		03	MASONRY 100																	BASE TAXABLE VALUE					429,321									
Frame		03																		TOTAL JUST VALUE					429,321									
																				NCON VALUE					0									
Story Height			8 100							INCOME VALUE																								
RMS			0 100																															
Stories		0	0 100																															
Units		0	0 100																															
Condition Adj		03	03 100							PREVIOUS YEAR MKT VALUE					434,496																			
Quality		03	03																	BLDG:1:1: FUN OBS. : POOR ROOF AND CRACKS IN STRU														
DOR CODE		2500	REPAIR SERVICE																															
MAP NUM			MKT AREA																	07														
NEIGHBORHOOD/LOC			33317.120		1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	364	100		364	7,329																													
BAS	1,116	100		1,116	22,471																													
BAS	1,200	100		1,200	24,162																													
CAN	308	30		92	1,853																													
TOTALS		2,988		2,772	55,814																													
EXTRA FEATURES					1291 SE BAYA DR, LAKE CITY															BLD DATE					LGL DATE									
																				XF DATE					LAND DATE									
																				INC DATE					AG DATE									
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																		
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	4,504.00	4,504.00	70	1993	1993	3	70	3,153																		
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	5,920.00	5,920.00	70	1993	1993	3	70	4,144																		
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,813																		
4	0166	CONC, PAVMT	0	0	0	0	1,784.00	UT	1.50	1.50	100	2001	2001	3	100	2,676																		
5	0260	PAVEMENT-A	0	0	58	166	9,628.00	UT	0.90	0.90	50	2001	2001	3	50	4,333																		
6	0166	CONC, PAVMT	0	0	0	0	1,482.00	UT	3.00	3.00	100	2025	2024	100	4,446																			
LAND DESCRIPTION					TOTAL OB/XF															20,565														
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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	100,213.00	SF		1.00	1.00	0.65	1.35	0.88	87,937																	
2	2500	C	SRVC SHOPS	0		CG	65.00	86.00	5,590.00	SF		1.00	1.00	0.65	1.35	0.88	4,905																	
REVIEW DATE		03/11/2025		BY	mark		Total Acres: 2.43		Total Land Value: 92,842		Market: 0		Agricultural: 0		Common: 92,842		PRINTED 10/13/2025 BY SYS																	

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