LOTS 1 & 2 BLK 2 ODOM HEIGHTS S/
435-626, 750-1159, CD 818-2252,

O'NEAL PROPERTIES, LLC
P O BOX 2166
LAKE CITY, FL 32056

2026

33-3S-17-06805-000

BUILDING CHARACTERISTICS

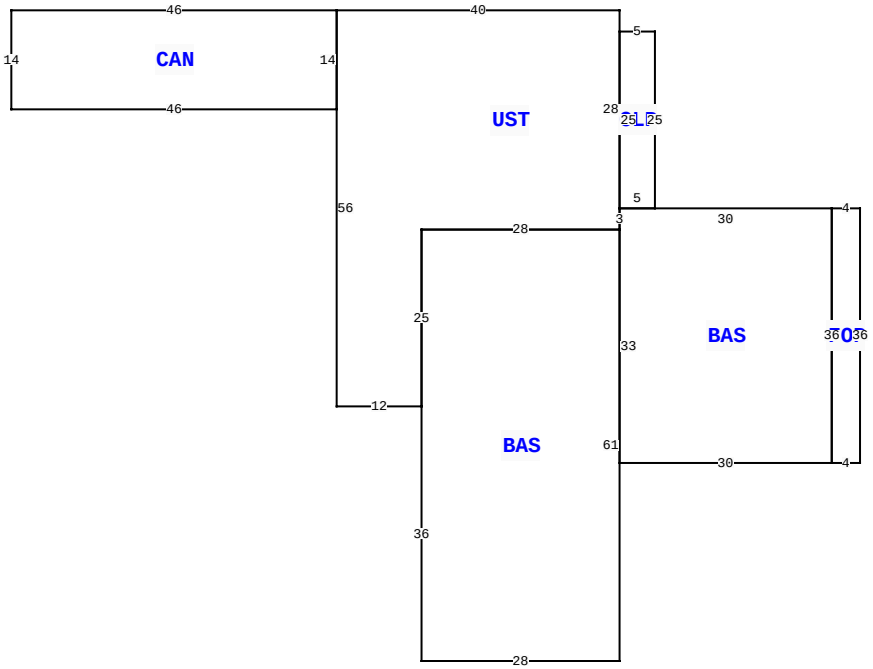
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	36,547
BAS	1,708	100		1,708	57,799
CAN	644	30		193	6,531
CLP	125	40		50	1,692
FOP	144	30		43	1,455
UST	1,540	40		616	20,846
TOTALS	5,241			3,690	124,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,690	91.4640	67.68	249,739	1967	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2788 HX Base Yr



1262 SE BAYA DR, LAKE CITY

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

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	16	80	1,280.00	UT	1.50	1.50	100	1996	1996	3	100	1,920	
2	0260	PAVEMENT-A	0	0	0	0	1,800.00	UT	0.90	0.90	100	1996	1996	3	100	1,620	
3	0140	CLFENCE 6	0	0	0	0	100.00	UT	4.50	4.50	100	1996	1996	3	100	450	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,870
TOTAL MARKET OB/XF VALUE	4,790
TOTAL LAND VALUE - MARKET	34,765
TOTAL MARKET VALUE	164,425
SOH/AGL Deduction	0
ASSESSED VALUE	164,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,425
TOTAL JUST VALUE	164,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,425

SALE:1:1: SMALL BUSINESS INCLUDED IN SALE (CHUCK)

BLDG:1:1: DOR 1998

LAND:1:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045703	Remodel	5,000	10/18/2022
10634	ADDN COMM	151	01/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/0781	8/30/2016	WD	Q	I	01	231,300
GRANTOR: RHODES BROTHERS, INC						
GRANTEE: O'NEAL PROPERTIES,						
0868/2537	11/10/1998	WD	Q	I	01	110,000
GRANTOR: D RHODES						
GRANTEE: RHODES BROS						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W40 CAN= W46 S14 E46 N14$ S56 E12 BAS= S36 E28 N61 W28 S25$ N25 E28 BAS= S33 E30 FOP= E4 N36 W4 S36$ N36 W30 S3$ N3 CLP= E5 N25 W5 S25$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,790

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	4817	C	STORG/ OFF	0		CG	148.00	174.00	25,752.00	SF		1.00	1.00	1.00	1.35	1.35	34,765							

REVIEW DATE 12/05/2022 BY TW Total Acres: 0.59 Total Land Value: 34,765 Market: 0 Agricultural: 0 Common: 34,765 PRINTED 11/07/2025 BY SYS