

COMM NW COR OF SW1/4 OF SW1/4, R
E 60.75 FT FOR POB, RUN N 346.67
PENNSYLVANIA AVE & E R/W ERMINE

BAYA REALTY LLC

2026

33-3S-17-13459-003

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	19	COMMON BRK 100	5400	04	26,072	111.6744	104.97	2,736,778	1993	1993	0	0	0	50.00	50.00	STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 NURS HOME 0% - 0													Heated Area: 23722													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	07	CORK/VTILE 100																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	06	ENG CENTRL 100																											
Heating Type	09	ENG F AIR 100																											
Fixtures	91	100																											
Frame	03	MASONRY 100																											
Story Height	12	100																											
RMS	82	100																											
Stories	1.	1. 100																											
Units	0	100																											
Condition Adj	03	03 100																											
Quality			07	07																									
DOR CODE			7400 HOMES FOR THE AGED																										
MAP NUM																		MKT AREA		07									
NEIGHBORHOOD/LOC			870317.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	589	100		589	30,914																								
BAS	21,327	100		21,327	119,348																								
CAN	1,075	30		322	16,900																								
FOP	40	30		12	630																								
FOP	40	30		12	630																								
FOP	40	30		12	630																								
FOP	40	30		12	630																								
FOP	60	30		18	945																								
FOP	240	30		72	3,779																								
FOP	516	30		155	8,135																								
TOTALS			28,183		26,072	368,389																							
EXTRA FEATURES			587 SE ERMINE AVE, LAKE CITY																										
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	32,409.00	UT	1.10	1.10	100	0	0	3	100	35,650													
2	0166	CONC, PAVMT	0	0	0	5	204	1,020.00	UT	2.00	100	0	0	3	100	2,040													
3	0166	CONC, PAVMT	0	0	0	0		984.00	UT	3.00	100	2007	2007	3	100	2,952													
4	0260	PAVEMENT-A	0	0	0	0		5,480.00	UT	1.85	100	2007	2007	3	100	10,138													
5	0119	MASONRY WA	0	0	0	0		930.00	UT	7.50	100	2007	2007	3	100	6,975													
6	0295	SPKLR SYS	0	0	0	0		12,421.00	UT	2.75	100	2007	2007	3	100	34,158													
7	0140	CLFENCE 6	0	0	0	0		1.00	UT	0.00	100	2017	2017	3	100	400													
8	0296	SHED METAL	0	0	0	0		1.00	UT	0.00	100	2017	2017	3	100	2,400													
9	0140	CLFENCE 6	0	0	0	0		1.00	UT	0.00	100	2017	2017	3	100	400													
10	0296	SHED METAL	0	0	0	0		1.00	UT	0.00	100	2017	2017	3	100	2,400													
LAND DESCRIPTION										TOTAL OB/XF										97,513									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	7400	C	HOME AGED	0		00	0.00	0.00	218,235.00	SF		1.00	1.00	1.00	1.35	1.35	294,617												
REVIEW DATE 12/14/2016 BY DF Total Acres: 5.01 Total Land Value: 294,617 Market: 0 Agricultural: 0 Common: 294,617 PRINTED 11/17/2025 BY SYS																													

[illegible]