COMM NE COR OF SE1/4 OF SW1/4, R
TO S R/W BAYA AVE EXTENSION FOR
111.63 FT, W 71.02 FT, N 110 FT

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

2025

33-3S-17-13541-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

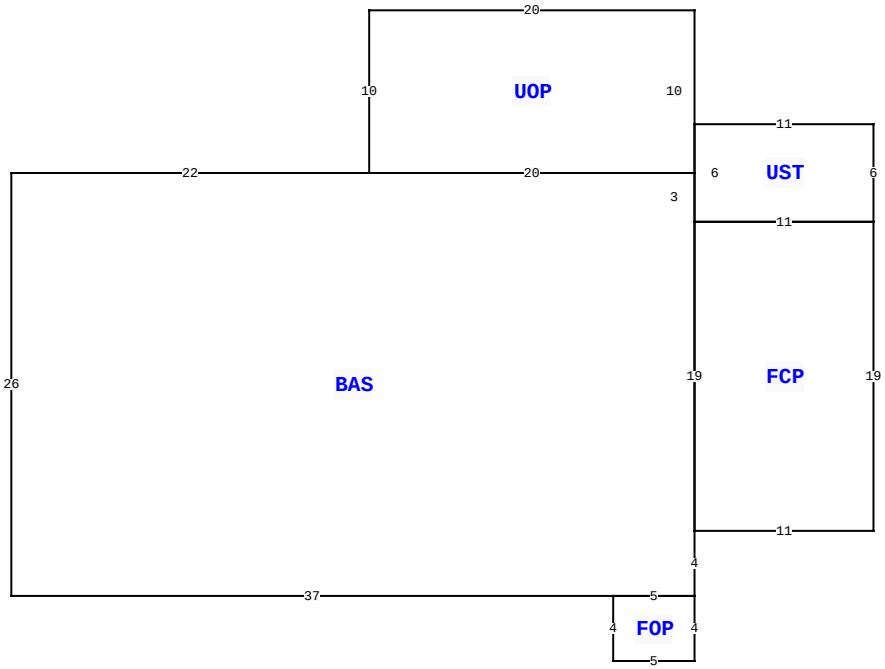
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,092	100		1,092	54,133
FCP	209	25		52	2,578
FOP	20	30		6	298
UOP	200	20		40	1,983
UST	66	45		30	1,487
TOTALS	1,587			1,220	60,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,220	114.7500	82.62	100,796	1960	1960	0	0	0	40.00	60.00

1 SFR RENTAL – 0% - 0 Heated Area: 1092 HX Base Yr



1234 SE BAYA DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	60,478
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	7,840
TOTAL MARKET VALUE	68,918
SOH/AGL Deduction	0
ASSESSED VALUE	68,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,918
TOTAL JUST VALUE	68,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,918

LAND:1:1: 71X95 + 760 SF. 0.18 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050497	Electrical Servic	0	08/02/2024
000045770	Electrical Servic	0	10/25/2022
000045704	Roof Replacement	8,060	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1510	1/11/2018	WD	U	I	30	38,500
GRANTOR: JOHN W & DANETTE R O'						
GRANTEE: O'NEAL PROPERTIES L						
1277/2322	7/14/2014	WD	Q	I	01	37,000
GRANTOR: GARY ALVIN & MARILYN						
GRANTEE: JOHN W & DANETTE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S26 E37 FOP= S4 E5 N4 W5$ E5 N4 FCP= E11 N19 W11S19 $ N19 UST= E11 N6 W11 S6$N3 UOP= N10 W20 S10 E20$ W20$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0100	C	SFR	0		CG	71.00	95.00	7,840.00	SF		1.00	1.00	1.00	1.00	1.00	7,840							

REVIEW DATE 12/10/2024 BY tommy Total Acres: 0.18 Total Land Value: 7,840 Market: 0 Agricultural: 0 Common: 7,840 PRINTED 05/01/2025 BY SYS