COMM NW COR OF NW1/4 OF SE1/4,
RUN E ALONG S R/W US-90 927 FT
S TO SE R/W BAYA AVE FOR POB,

RINE MARTHA L
768 SW LAKE MONTOGMERY AVE
LAKE CITY, FL 32025

2026

34-3S-17-06939-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

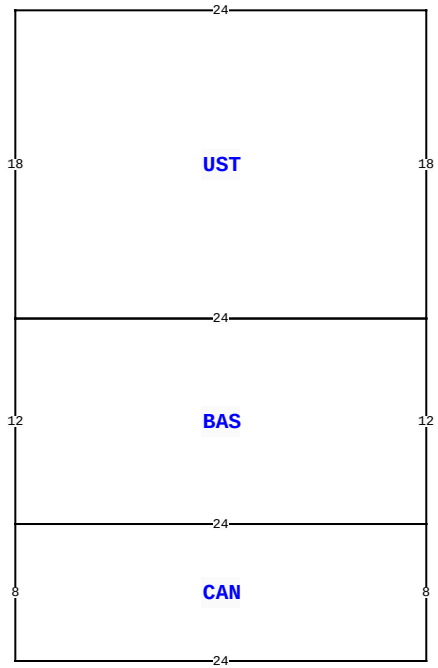
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	4,489
CAN	192	30		58	904
UST	432	40		173	2,696
TOTALS	912			519	8,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	519	63.6174	31.17	16,177	1992	1992	0	0	0	50.00	50.00

1 VEH SALE/R 0% - 0 Heated Area: 288 HX Base Yr



2492 SE BAYA DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	8,088
TOTAL MARKET OB/XF VALUE	14,644
TOTAL LAND VALUE - MARKET	29,596
TOTAL MARKET VALUE	52,328
SOH/AGL Deduction	0
ASSESSED VALUE	52,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,328
TOTAL JUST VALUE	52,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,328

LAND:3:1: ADJ FOR TRIANGULAR SHAPE 0.22 AC

SALE:2:1: .50 ACRES

SALE:1:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1364/0509	5/21/2018	WD	U	I	30	100
GRANTOR: JAMES C RINE						
GRANTEE: MARTHA L RINE						
1030/2793	11/16/2004	WD	Q	I		75,000
GRANTOR: BRAIN JOHNS						
GRANTEE: RINE						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N18 W24 S18 E24$ BAS= W24 S12 CAN= S8 E24 N8 W24$ E24 N12$.

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	0070	CARPORT UF	0	0	20	18	360.00	UT	1.20	1.20	100	0	0	3	100	432	
2	0030	BARN,MT	0	0	42	33	1,386.00	UT	5.50	5.50	50	0	0	3	50	3,812	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0140	CLFENCE 6	0	0	0	0	800.00	UT	8.50	8.50	50	2008	2008	3	50	3,400	

LAND DESCRIPTION

TOTAL OB/XF 14,644

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	2700	C	AUTO SALES	0		00	0.00	0.00	31,319.00	SF		1.00	1.00	0.70	1.35	0.95	29,596							

REVIEW DATE 02/01/2017 BY DF Total Acres: 0.72 Total Land Value: 29,596 Market: 0 Agricultural: 0 Common: 29,596 PRINTED 11/18/2025 BY SYS