BEG AT A PT ON S R/W US-90 A
DIST OF 1320 FT W OF NW COR OF
LOT 1 BLOCK A HIGHWAY PARK

SAWYER JANET M/TANNER RANDALE
2536 SE BAYA DR
LAKE CITY, FL 32025

2026

34-3S-17-06961-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

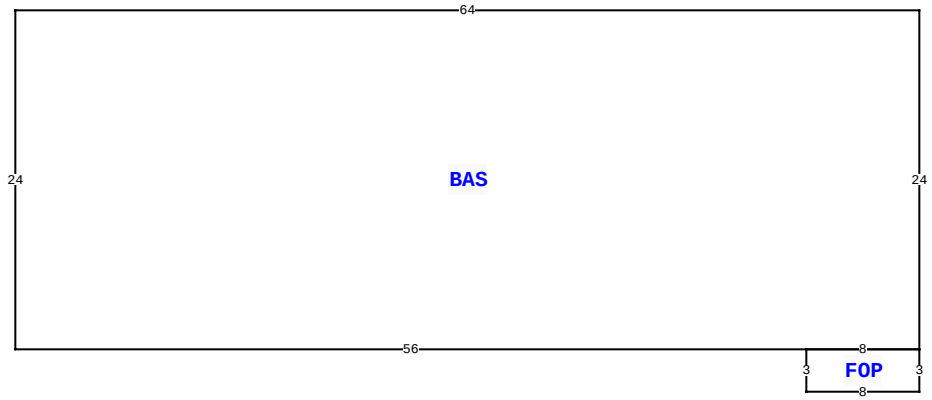
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	1,536	100		1,536	95,497
FOP	24	30		7	436
TOTALS	1,560			1,543	95,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,543	85.4024	95.65	147,588	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1536 HX Base Yr 2014



2536 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		95,932
TOTAL MARKET OB/XF VALUE		4,307
TOTAL LAND VALUE - MARKET		41,164
TOTAL MARKET VALUE		141,403
SOH/AGL Deduction		38,815
ASSESSED VALUE		102,588
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		1,866
TOTAL JUST VALUE		141,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0462	4/17/2020	WD	U	I	11	100
GRANTOR: JANET M SAWYER						
GRANTEE: JANET M SAWYER & RA						
1256/1505	6/17/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (MURR						
GRANTEE: JANET M SAWYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S24 E56 FOP= S3 E8N3 W8$ E8 N24$.

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	0080	DECKING	0	100	12	30	360.00	UT	1.50	1.50	100	0	0	3	100	540	
2	0021	BARN,FR AE	0	100	30	20	600.00	UT	2.80	2.80	100	0	0	3	100	1,680	
3	0296	SHED METAL	0	100	16	12	1.00	UT	0.00	0.00	100	0	0	3	100	537	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,307

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	100		I	0.00	0.00	58,806.00	SF		1.00	1.00	0.70	1.00	0.70	41,164							

REVIEW DATE 03/17/2020 BY ME Total Acres: 1.35 Total Land Value: 41,164 Market: 0 Agricultural: 0 Common: 41,164 PRINTED 11/17/2025 BY SYS