COMM AT NE COR OF SE1/4 OF SW 1/
S 124.50 FT, W 355.80 FT, N 124.
S R/W OF SE BAYA AVE, SW ALONG R

MUGGRIDGE & WIMBERLY LIMITED LLC
P O BOX 111
CAMILLA, GA 31730

2026

34-3S-17-06970-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Quality	05	05

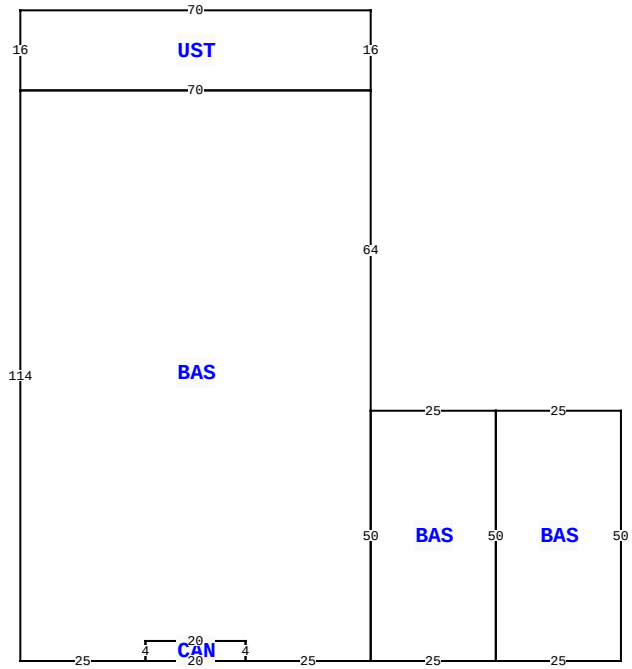
DOR CODE	1100	STORES/1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	58,331
BAS	1,250	100		1,250	58,331
BAS	7,900	100		7,900	368,646
CAN	80	30		24	1,120
UST	1,120	40		448	20,905
TOTALS	11,600			10,872	507,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	10,872	104.7522	57.61	626,336	2007	2007	0	0	0	19.00	81.00

1 STORE DISC 0% - 0 Heated Area: 10400 HX Base Yr



2172 SE BAYA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	507,332
TOTAL MARKET OB/XF VALUE	55,532
TOTAL LAND VALUE - MARKET	111,731
TOTAL MARKET VALUE	674,595
SOH/AGL Deduction	0
ASSESSED VALUE	674,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	674,595
TOTAL JUST VALUE	674,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	680,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052306	Electrical Servic	0	02/12/2025
000047328	Electrical Servic	0	05/26/2023
000047128	Electrical Servic	0	05/03/2023
25531	ADDN COMM	75	02/15/2007
25248	COMMERCIAL	1,191	11/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1082/2041	4/28/2006	WD	Q	V		225,000

GRANTOR: CRAPPS

GRANTEE: MUGGRIDGE & WIMBERL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= W25 BAS= N64 UST= N16 W70 S16 E70$ W70 S114 E25
CAN= N4 E20 S4 W20$ N4 E20 S4 E25 N50$ S50 E25 N50$ S50 E25
N50$.

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	2,042.00	UT	3.00	3.00	100	2007	2007	3	100	6,126	
2	0260	PAVEMENT-A	0	0	0	0	26,706.00	UT	1.85	1.85	100	2007	2007	3	100	49,406	

LAND DESCRIPTION

TOTAL OB/XF 55,532

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	1100	C	STORE 1FLR	0		CG	0.00	0.00	82,764.00	SF		1.00	1.00	1.00	1.35	1.35	111,731							

REVIEW DATE 04/30/2025 BY mark Total Acres: 1.90 Total Land Value: 111,731 Market: 0 Agricultural: 0 Common: 111,731 PRINTED 11/04/2025 BY SYS