LOT 1 BLOCK 10 COUNTRY CLUB
ESTATES REPLAT S/D EX RD R/W,
& EX ADD'L R/W IN ORB 903-873.

MENA ALEX
1870 SE BAYA DRIVE
LAKE CITY, FL 32025

2026

34-3S-17-07193-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

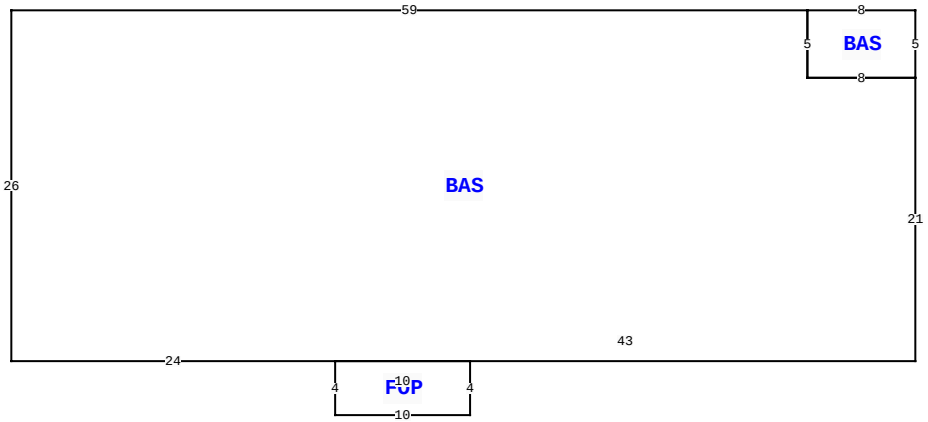
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	40	100		40	2,954
BAS	1,702	100		1,702	125,676
FOP	40	30		12	886
TOTALS	1,782			1,754	129,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	101.4300	113.60	199,254	1963	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1742 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

1870 SE BAYA DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,515
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		149,615
SOH/AGL Deduction		44,020
ASSESSED VALUE		105,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,873
TOTAL JUST VALUE		149,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1514	10/11/2018	WD	Q	I	01	96,500
GRANTOR: JAMES & CARMELITA MAT						
GRANTEE: ALEX MENA						
1279/1363	8/11/2014	WD	U	I	11	100
GRANTOR: JAMES H & CARMELITA G						
GRANTEE: JAMES & CARMELITA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S26 E24 FOP= S4 E10N4 W10$ E43 N21 BAS= N5 W8 S5E8$ W8 N5$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	100		RSF-2	86.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/30/2017 BY BC Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS