W DIV: COMM SW COR OF BLOCK K, R POB, RUN N 125.93 FT, E 155 FT, 155 FT, N 14.62 FT TO POB. (PAR

COLE REAVES C
631 SW BAYA DR
LAKE CITY, FL 32025

2027

00-00-00-12362-000

BUILDING CHARACTERISTICS

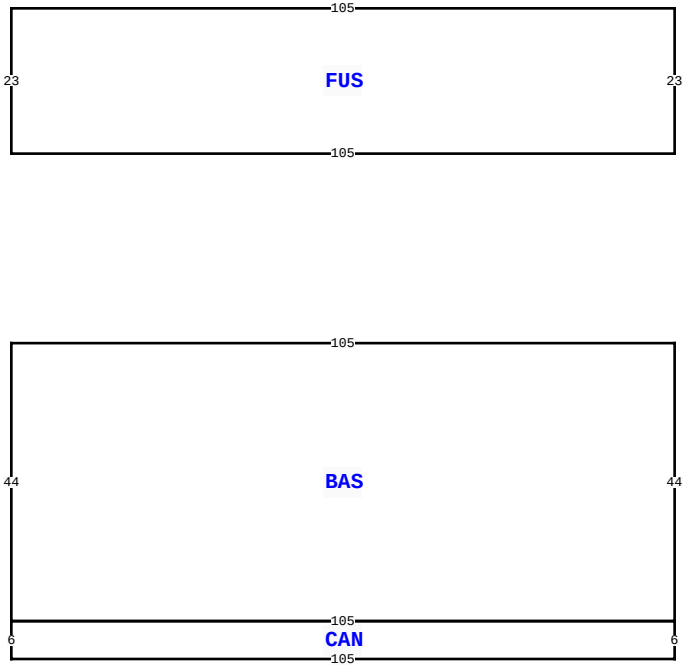
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		19 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,620	100		4,620	244,837
CAN	630	30		189	10,016
FUS	2,415	100		2,415	127,983
TOTALS	7,665			7,224	382,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	7,224	95.4800	70.66	510,448	2004	2004	0	0	0	25.00	75.00

1 OFFICE LOW 0% - 0 Heated Area: 7035 HX Base Yr



621 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	50	115	5,750.00	UT	1.10	1.10	100	2004	2004	3	100	6,325	
2	0166	CONC,PAVMT	0	0	5	295	1,475.00	UT	2.00	2.00	100	2004	2004	3	100	2,950	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	382,836
TOTAL MARKET OB/XF VALUE	9,275
TOTAL LAND VALUE - MARKET	43,560
TOTAL MARKET VALUE	435,671
SOH/AGL Deduction	0
ASSESSED VALUE	435,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,671
TOTAL JUST VALUE	435,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/2622	8/27/2012	WD	U	I	30	100
GRANTOR: SHERRI A COLE						
GRANTEE: REAVES C COLE						
0987/1165	7/01/2003	WD	Q	V	06	100
GRANTOR: RICHARD C & JUDY K CO						
GRANTEE: REAVES C COLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W105 S44 CAN= S6 E105 N6 W105$ E105 N44$ PTR= N30 FUS= N23 W105 S23 E105$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 9,275

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	1700	C	1STORY OFF	0		*RMF-1	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	2.00	2.00	43,560							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.50 Total Land Value: 43,560 Market: 0 Agricultural: 0 Common: 43,560 PRINTED 11/17/2026 BY SYS