W DIV: LOTS 8, 9, 14 THRU 17
BLK 3 MCFARLANE PARK S/D &
CLOSED RD DESC IN QC 1364-1235

CIRCLE K STORES INC
P O BOX 52085
PHOENIX, AZ 85072

2027

00-00-00-12523-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1126	CONV STORE/GAS

MAP NUM | MKT AREA 06

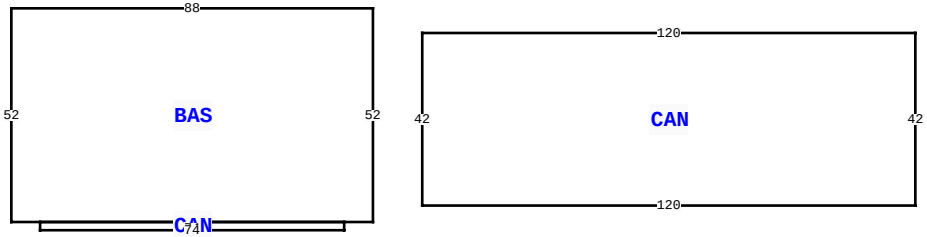
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,576	100		4,576	416,795
CAN	148	30		44	4,008
CAN	5,040	30		1,512	137,718
TOTALS	9,764			6,132	558,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	6,132	123.5513	93.90	575,795	2021	2021	0	0	0	3.00	97.00

1 NBHD CONVE 0% - 2022 Heated Area: 4576 HX Base Yr



969 SW BAYA DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/11/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	16,868.00	UT	1.70	1.70	100	2022	2021		100	28,676	
2	0260	PAVEMENT-A	0	0	0	0	20,430.00	UT	1.36	1.36	100	2022	2021		100	27,785	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2022	2021		100	10,500	
4	0118	RET WALLS	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2021		100	5,000	
5	0120	CLFENCE 4	0	0	0	0	376.00	UT	5.50	5.50	100	2022	2021		100	2,068	
6	0164	CONC BIN	0	0	22	12	264.00	UT	11.00	11.00	100	2022	2021		100	2,904	
7	0297	SHED CONCR	0	0	22	12	264.00	UT	13.00	13.00	100	2022	2021		100	3,432	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	558,521
TOTAL MARKET OB/XF VALUE	80,365
TOTAL LAND VALUE - MARKET	803,829
TOTAL MARKET VALUE	1,442,715
SOH/AGL Deduction	0
ASSESSED VALUE	1,442,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,442,715
TOTAL JUST VALUE	1,442,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,442,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0684	COMMERCIAL	10,589	09/15/2020
20-0463	DEMOLISH	55	09/01/2020
1122	ADDN SFR	50	12/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1615	1/23/2020	WD	Q	I	05	1,100,000
GRANTOR: BAYA US 90 LLC						
GRANTEE: CIRCLE K STORES INC						
1375/2350	12/12/2018	QC	U	I	11	0
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: BAYA US 90 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[ORIG=110,5] E120 S42 W120 N42 $
BAS=[ORIG=10,-1] E88 S52 W88 N52 $
CAN=[ORIG=17,51] E74 S2 W74 N2 $
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LAND DESCRIPTION

TOTAL OB/XF 80,365

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	1410	C	CONV STORE	0		CI	0.00	0.00	73,577.00	SF		1.00	1.00	1.15	9.50	10.93	803,829							

REVIEW DATE 03/03/2026 BY ME Total Acres: 1.69 Total Land Value: 803,829 Market: 0 Agricultural: 0 Common: 803,829 PRINTED 11/16/2026 BY SYS