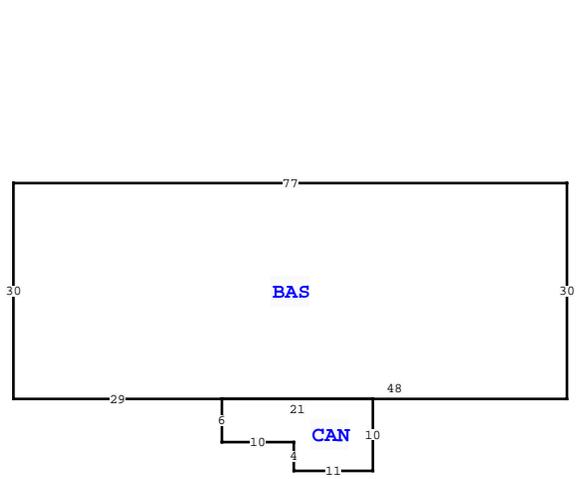
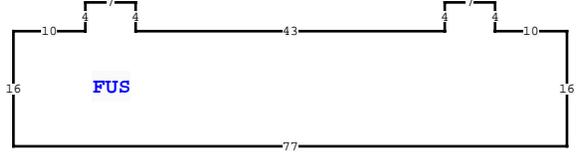


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		18 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	3,649	114.0674	86.69	316,332	2002	2002	0	0	29.00	71.00		

2 OFFICE LOW 0% - 0 Heated Area: 3598 HX Base Yr



Quality	06	06			
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	2,310	100		2,310	142,180
CAN	170	30		51	3,139
FUS	1,288	100		1,288	79,276
TOTALS	3,768			3,649	224,596

955 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	4,340.00	UT	2.00	2.00	100	2002	2002	3	100	8,680	

TOTAL OB/XF 8,680

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSF	300.00	110.00	11,000.00	SF		1.00	1.00	1.00	6.00	6.00	66,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	Tax Dist:
BUILDING MARKET VALUE		224,596	
TOTAL MARKET OB/XF VALUE		8,680	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		299,276	
SOH/AGL Deduction		0	
ASSESSED VALUE		299,276	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		299,276	
TOTAL JUST VALUE		299,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,529	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2261	COMMERCIAL	320	12/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0938/2040	10/26/2001	WD P	I	I	99	160,000
GRANTOR: FIRST SOUTH PROPERTIE						
GRANTEE: FLORIDA FIRST COAST						
0938/2038	7/21/1999	WD P	I	I	99	50,000
GRANTOR: THOMPSON DARBY AGENCI						
GRANTEE: FIRST SOUTH PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W77 S30 E29 E48 N30 \$
FUS=[ORIG=0,-30] N16 W10 N4 W7 S4 W43 N4 W7 S4 W10 S16 E77 \$
CAN=[ORIG=-48,30] S6 E10 S4 E11 N10 W21 \$
PTR=[ORIG=0,0] N30 S30 \$