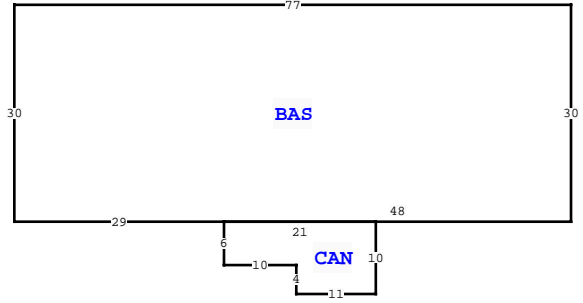
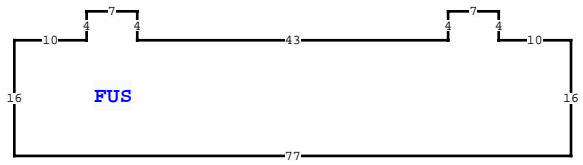


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	
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	138,441
CAN	170	30		51	3,057
FUS	1,288	100		1,288	77,191
TOTALS	3,768			3,649	218,689

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	0		2.00	100	2002	2002	3	100	8,680

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 1			Tax Dist:	
BUILDING MARKET VALUE			218,689	
TOTAL MARKET OB/XF VALUE			8,680	
TOTAL LAND VALUE - MARKET			66,000	
TOTAL MARKET VALUE			293,369	
SOH/AGL Deduction			0	
ASSESSED VALUE			293,369	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			293,369	
TOTAL JUST VALUE			293,369	
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 PROPRTIEE							
GRANTEE: FLORIDA FIRST COAST							
0938/2038	7/21/1999	WD P	I	I	99	50,000	
GRANTOR: THOMPSON DARBY AGENCI							
GRANTEE: FIRST SOUTH PROPRT							

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 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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								