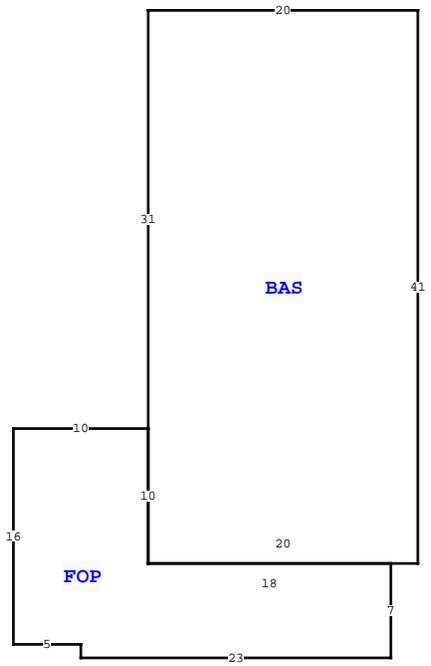


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	820	100	
FOP	291	30	
TOTALS	1,111		907 71,978

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	907	107.1000	122.09	110,736	1941	1985	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 820 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			71,978
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			102,778
SOH/AGL Deduction			0
ASSESSED VALUE			102,778
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,778
TOTAL JUST VALUE			102,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046996	Remodel	5,600	04/19/2023
000046655	Roof Replacement	8,000	03/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1982	9/27/2023	WD Q	Q	I	01	139,000
GRANTOR: LANG VICTORIA S TRUST						
GRANTEE: RIDGEPOINT INVESTME						
1174/0550	5/29/2009	WD U	U	I	38	104,500
GRANTOR: BRIAN F & KARENA J CR						
GRANTEE: VICTORIA S LAND TRU						

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		1.00	UT	0.00				0.00	

TOTAL OB/XF													
930 SW BAYA DR, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/09/2024 MLU													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W20 S31 FOP= W10 S16 E5 S1 E23 N7 W18 N10\$ S10 E20 N41\$.													

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	0100	C	SFR	0		*RSF-	350.00	100.00	5,000.00	SF		1.00	1.00	1.00	6.00	6.00	30,000							