W DIV: LOT 5 BLOCK 4 MCFARLANE P

484-404, 787-1163, 821-272, 952-

RIDGEPOINT INVESTMENTS, LLC
566 SW ARLINGTON BLVD, STE 101
LAKE CITY, FL 32025

2027

00-00-00-12531-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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

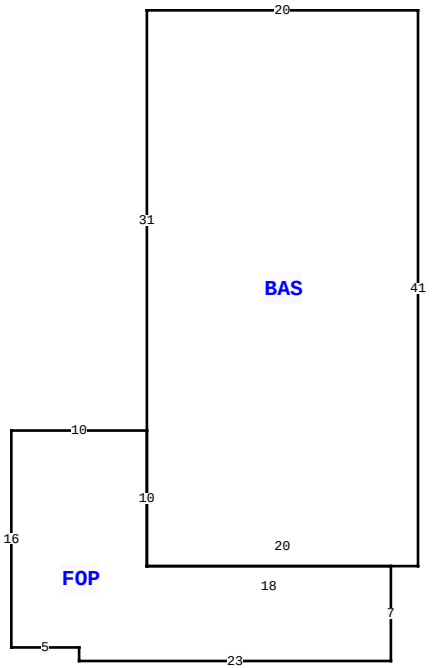
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	820	100		820	62,793
FOP	291	30		87	6,662
TOTALS	1,111			907	69,455

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	117.81	106,854	1941	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 820 HX Base Yr



930 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	69,455
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	105,255
SOH/AGL Deduction	0
ASSESSED VALUE	105,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,255
TOTAL JUST VALUE	105,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,517

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	I	01	139,000
GRANTOR: LANG VICTORIA S TRUST						
GRANTEE: RIDGEPOINT INVESTME						
1174/0550	5/29/2009	WD	U	I	38	104,500
GRANTOR: BRIAN F & KARENA J CR						
GRANTEE: VICTORIA S LAND TRU						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0100	C	SFR	0		*RSF-	350.00	100.00	5,000.00	SF		1.00	1.00	1.00	7.00	7.00	35,000							

REVIEW DATE 12/08/2023 BY TP Total Acres: 0.11 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS