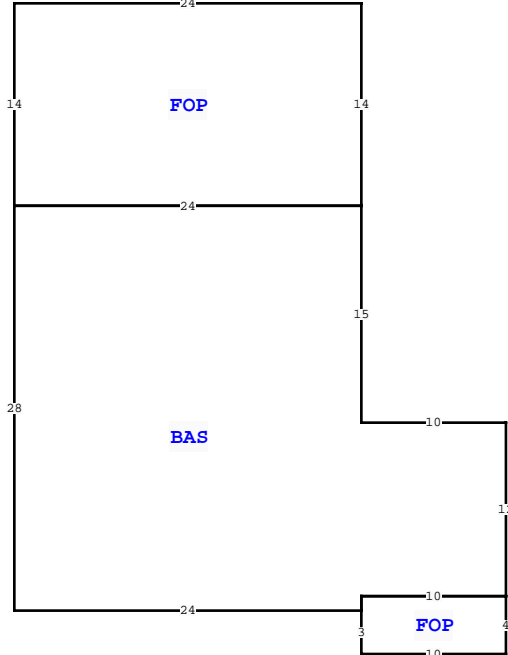




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	12	CEDAR	30
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	792	100	
FOP	40	30	
FOP	336	30	
TOTALS	1,168		905

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	905	135.4320	151.68	137,270	1960	1995	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 792 HX Base Yr													



938 SW BAYA DR, LAKE CITY

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

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	0294	SHED WOOD/	0	0	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			89,226
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			131,326
SOH/AGL Deduction			0
ASSESSED VALUE			131,326
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			131,326
TOTAL JUST VALUE			131,326
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045520	Electrical Servic	0	09/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/780	7/29/2022	WD	Q	I	01	131,000
GRANTOR: MATHEU CRAIG M						
GRANTEE: GAMSBY CHRISTOPHER						
1318/2793	7/11/2016	WD	U	I	12	109,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CRAIG M MATHEU						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W24 S28 E24 N1 E10 N12 W10 N15 \$													
FOP=[ORIG=0,0] N14 W24 S14 E24 \$													
FOP=[ORIG=0,28] S3 E10 N4 W10 S1 \$													

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	0100	C	SFR	0		*RSF-	350.00	110.00	5,500.00	SF		1.00	1.00	1.00	7.00	7.00	38,500							