W DIV: LOT 6 BLOCK 4 MCFARLANE P
R/W.

GAMSBY CHRISTOPHER W
938 SW BAYA DR
LAKE CITY, FL 32025

2027

00-00-00-12531-001

BUILDING CHARACTERISTICS

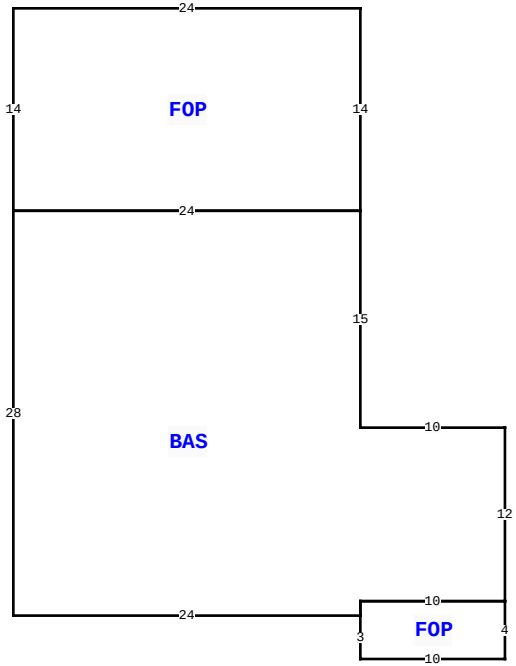
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	76,695
FOP	40	30		12	1,162
FOP	336	30		101	9,781
TOTALS	1,168			905	87,638

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	148.98	134,827	1960	1995	0	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	
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	87,638
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	129,738
SOH/AGL Deduction	0
ASSESSED VALUE	129,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,738
TOTAL JUST VALUE	129,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,326

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

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 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	110.00	5,500.00	SF		1.00	1.00	1.00	7.00	7.00	38,500							

REVIEW DATE 09/26/2022 BY JB Total Acres: 0.13 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS