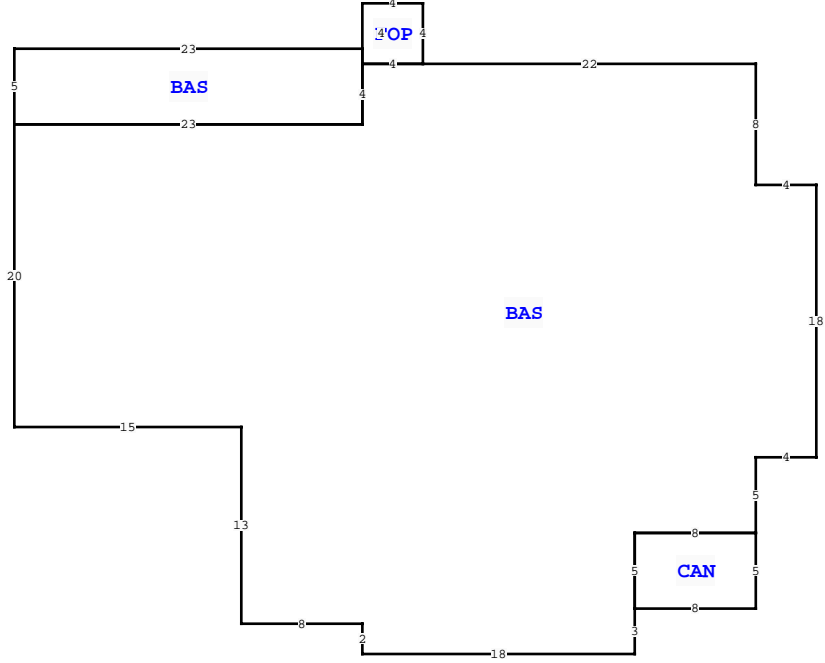


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	0	100
Stories	1.	1. 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				
1	OFFICE LOW	0%	- 2024									Heated Area: 1701			HX Base Yr



Quality	05	05			
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	115	100		115	8,138
BAS	1,586	100		1,586	112,235
CAN	40	30		12	849
FOP	16	30		5	354
TOTALS	1,757			1,718	121,577

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	121,577			
TOTAL MARKET OB/XF VALUE	8,826			
TOTAL LAND VALUE - MARKET	64,686			
TOTAL MARKET VALUE	195,089			
SOH/AGL Deduction	0			
ASSESSED VALUE	195,089			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	195,089			
TOTAL JUST VALUE	195,089			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	184,649			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2381	1/31/2023	WD	Q	I	01	222,000
GRANTOR: KOBERLEIN LAW OFFICES						
GRANTEE: JONES CHRISTOPHER L						
1364/1245	7/03/2018	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: KOBERLEIN LAW OFFIC						

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	5,301.00	UT	2.50	2.50	50	1993	1993	3	50	6,626	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

855 SW BAYA DR, LAKE CITY										BLD DATE		LGL DATE	05/11/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		
TOTAL OB/XF 8,826														

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W22 FOP= N4 W4 S4 E4\$ W4 BAS= N1 W23 S5 E23 N4\$ S4 W23 S20 E15 S13E8 S2 E18N3 CAN= E8 N5 W8 S5\$ N5 E8 N5 E4N18 W4 N8\$.														

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	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	200.00	118.00	11,761.00	SF		1.00	1.00	1.00	5.50	5.50	64,686							