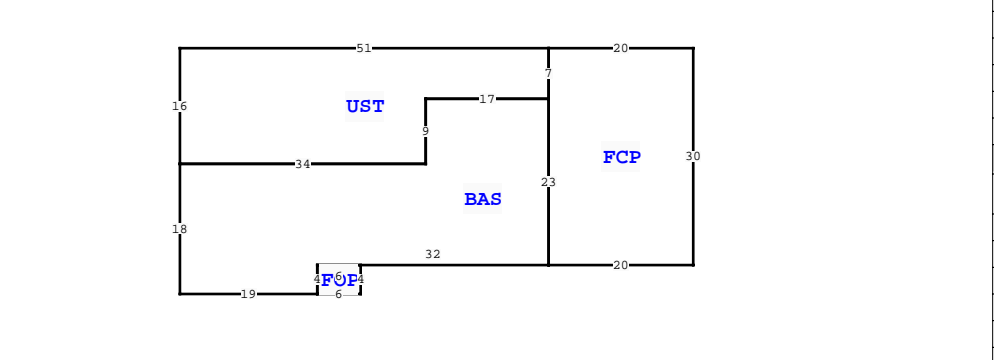


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	2. 2. 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,770	112.0192	125.46	472,984	1960	1965	0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			307,440
TOTAL MARKET OB/XF VALUE			1,150
TOTAL LAND VALUE - MARKET			67,925
TOTAL MARKET VALUE			376,515
SOH/AGL Deduction			214,849
ASSESSED VALUE			161,666
TOTAL EXEMPTION VALUE	HX HB WX SL SX		161,666
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			376,515
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,165
LAND:1:1: ADJ;4 STEEP SLOPE			



MAP NUM	MKT AREA					
840317.00	1.00/	06				
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	943	100		943	76,901
	BAS	2,226	100		2,226	181,528
	FCP	600	25		150	12,232
	FOP	24	30		7	571
	FOP	24	30		7	571
	UOP	222	20		44	3,588
	UOP	477	20		95	7,747
	UST	663	45		298	24,302
TOTALS	5,179				3,770	307,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
423	ADDN SFR	65	08/16/2012
00771			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
797 SW BAYA DR, LAKE CITY				05/11/2026		MLU

L	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	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	100	10	100.00	UT	3.50	3.50	100	1993	1993	3	100	350	

BUILDING NOTES	

BUILDING DIMENSIONS	
UST= W51 S16 E34 N9 E17 N7\$ FCP= S7 BAS= W17 S9 W34 S18 E19 FOP= E6 N4 W6 S4\$ N4 E32 N23\$ S23 E20 N30 W20\$ PTR=N50 UOP= N6 W71 S7 E51 N1 E20\$ BAS= W20 S1 W51 S34 E19 FOP= E6 N4 W6 S4\$ N4 E52 N31\$ UOP= S31 E6 N37 W6 S6\$ S50\$.	

LAND DESCRIPTION		TOTAL OB/XF														1,150								
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	100		*RSF	200.00	247.00	49,400.00	SF		1.00	1.00	0.25	5.50	1.38	67,925							