W DIV: ALL BLOCK 12 MCFARLANE
PARK S/D EX RD R/W.

JOYE NAX M JR/JOYE JUNE H
797 SW BAYA DR
LAKE CITY, FL 32025

**2027**

**00-00-00-12597-000**

## BUILDING CHARACTERISTICS

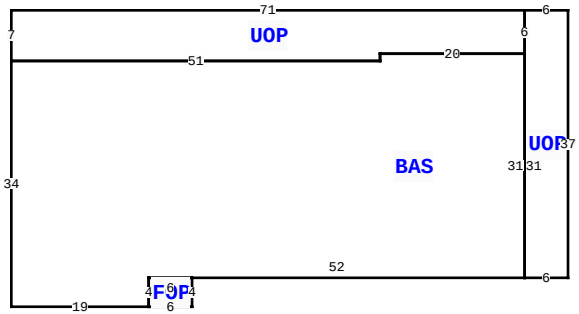
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 840317.00 | 1.00/ |

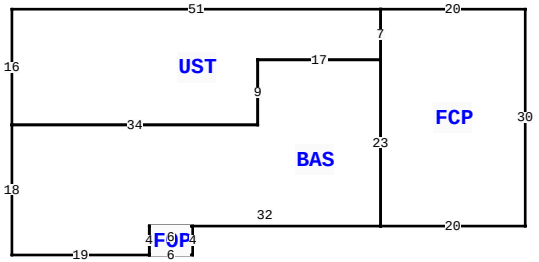
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 943 | 100 | | 943 | 75,527 |
| BAS | 2,226 | 100 | | 2,226 | 178,287 |
| FCP | 600 | 25 | | 150 | 12,014 |
| FOP | 24 | 30 | | 7 | 561 |
| FOP | 24 | 30 | | 7 | 561 |
| UOP | 222 | 20 | | 44 | 3,524 |
| UOP | 477 | 20 | | 95 | 7,609 |
| UST | 663 | 45 | | 298 | 23,868 |
| TOTALS | 5,179 | | | 3,770 | 301,950 |

## 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 | 123.22 | 464,539 | 1960 | 1965 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 3169 HX Base Yr




797 SW BAYA DR, LAKE CITY

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

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 301,950 |
| TOTAL MARKET OB/XF VALUE | | 1,150 |
| TOTAL LAND VALUE - MARKET | | 67,925 |
| TOTAL MARKET VALUE | | 371,025 |
| SOH/AGL Deduction | | 204,509 |
| ASSESSED VALUE | | 166,516 |
| TOTAL EXEMPTION VALUE | HX HB WX SL SX | 166,516 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 371,025 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,515 |

LAND:1:1: ADJ;4 STEEP SLOPE

| 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 |
|---|---|---|---|---|---|---|

## 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

| 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 | 100 | | *RSF- | 200.00 | 247.00 | 49,400.00 | SF | | 1.00 | 1.00 | 0.25 | 5.50 | 1.38 | 67,925 | | | | | | | |

REVIEW DATE 12/13/2024 BY JS Total Acres: 1.13 Total Land Value: 67,925 Market: 0 Agricultural: 0 Common: 67,925 PRINTED 11/17/2026 BY SYS