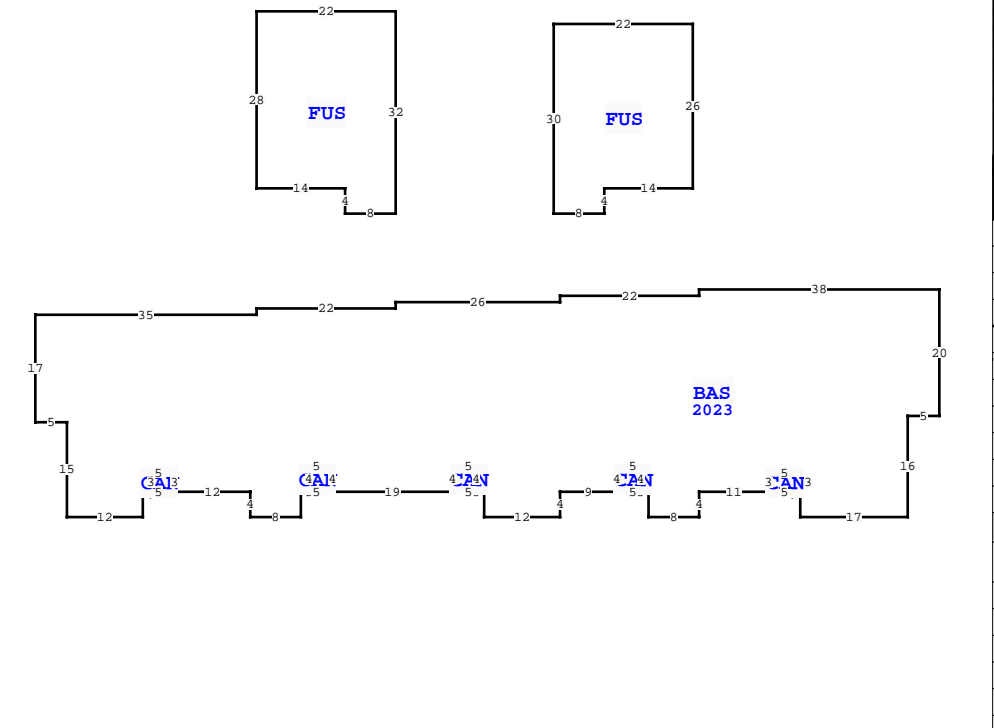


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	08 SHT VINYL 40
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	14 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	27 100
Stories	2. 2. 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
4900	04	5,597	95.0612	70.35	393,749	1986	2005	0	0	23.00	77.00



Quality	05 05				
DOR CODE	1700 OFFICE BLD 1STY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	870317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,319	100	2023	4,319	233,958
CAN	15	30		4	216
CAN	15	30		4	216
CAN	20	30		6	325
CAN	20	30		6	325
CAN	20	30		6	325
FUS	604	100		604	32,718
FUS	648	100		648	35,102
TOTALS	5,661			5,597	303,187

EXTRA FEATURES		BLD DATE		LGL DATE													
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	0	1.00	UT	1,250.00	1,250.00	50	0	0	3	50	625	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	5,500.00	5,500.00	60	0	0	3	60	3,300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	

725 SE BAYA DR, LAKE CITY		BLD DATE	LGL DATE
		XF DATE	LAND DATE
		INC DATE	AG DATE
			05/12/2026 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		303,187
TOTAL LAND VALUE - MARKET		4,075
TOTAL MARKET VALUE		65,884
SOH/AGL Deduction		373,146
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE		373,146
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		373,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-229	NEW METAL ROOF		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1701	11/28/2021	WD	Q	I	01	550,000
GRANTOR: TOMPKINS THOMAS C						
GRANTEE: BLUE ROOF RENTAL LL						
1258/0444	7/15/2013	WD	Q	V	04	5,000
GRANTOR: SHIRLEY WATERS & ETAL						
GRANTEE: THOMAS C TOMPKINS (

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=-142,28] N15 W5 N17 E35 N1 E22 N1 E26 N1 E22 N1 E38 S20 W5 S16 W17 N7 W5 S3 W11 S4 W8 N8 W5 S4 W9 S4 W12 N8 W5 S4 W19 N4 W5 S8 W8 N4 W12 N3 W5 S7 W12 \$	
FUS=[ORIG=-90,-20] N32 W22 S28 E14 S4 E8 \$	
FUS=[ORIG=-65,-20] N30 E22 S26 W14 S4 W8 \$	
CAN=[ORIG=-100,24] W5 N4 E5 S4 \$	
CAN=[ORIG=-76,20] W5 S4 E5 N4 \$	
CAN=[ORIG=-50,20] W5 S4 E5 N4 \$	
CAN=[ORIG=-125,24] W5 N3 E5 S3 \$	
CAN=[ORIG=-31,24] N3 E5 S3 W5 \$	

LAND DESCRIPTION		TOTAL OB/XF														4,075								
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	1800	C	MULTISTORY	0		*RO	0.00	0.00	23,958.00	SF		1.00	1.00	1.00	2.75	2.75	65,884							