S DIV: LOT 1 & E1/2 OF LOT 2 BLO
PARK S/D. EX RD R/W.

SB HOLDINGS OF NORTH FLORIDA LLC
1505 NAVAHO CT
PENSACOLA, FL 32507

2026

00-00-00-13631-000

BUILDING CHARACTERISTICS

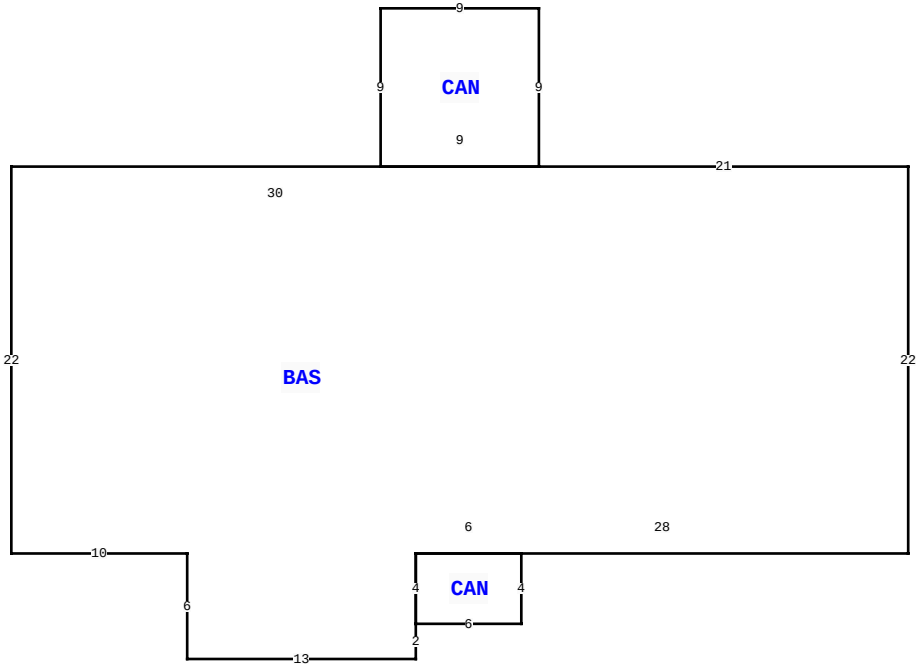
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	01	NONE 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	1,200	100		1,200	54,101
CAN	24	30		7	316
CAN	81	30		24	1,082
TOTALS	1,305			1,231	55,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,231	90.9300	67.29	82,834	1959	2000	0	0	0	33.00	67.00

1 OFFICE LOW 0% - 2025 Heated Area: 1200 HX Base Yr



678 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	55,499
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	17,339
TOTAL MARKET VALUE	73,538
SOH/AGL Deduction	0
ASSESSED VALUE	73,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,538
TOTAL JUST VALUE	73,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,617

SALE:2:1: SUNSHINE PARK S/D

SALE:1:1: CHECKED HOUSE DID NOT SALE AT MARKET PRI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
456	REMODEL	90	12/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/59	10/29/2024	WD	U	I	11	100
GRANTOR: BLAKE CONSTRUCTION CO						
GRANTEE: SB HOLDINGS OF NORT						
1163/0963	11/10/2008	WD	Q	I	03	100
GRANTOR: WILLIAM C ROWAN						
GRANTEE: BLAKE CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 CAN= N9 W9 S9 E9$ W30 S22 E10 S6 E13 N2 CAN= N4 E6 S4 W6$ N4 E28 N22$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	1700	C	1STORY OFF	0		*RO	0.00	0.00	6,305.00	SF		1.00	1.00	1.00	2.75	2.75	17,339							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.14 Total Land Value: 17,339 Market: 0 Agricultural: 0 Common: 17,339 PRINTED 06/10/2026 BY SYS