S DIV: LOTS 5, 6, 7 & 8 BLK C SU
PARK S/D EX RD R/W.

COKER BEFAITHFUL
P O BOX 15
LAKE CITY, FL 32056-0015

2027

00-00-00-13634-000

BUILDING CHARACTERISTICS

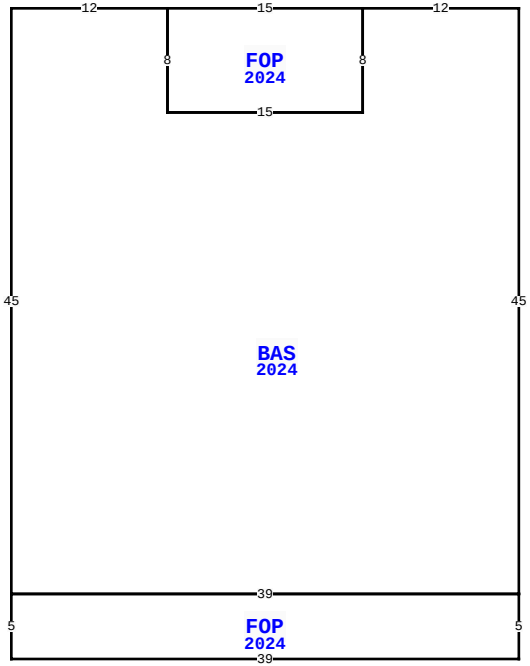
ELEMENT	CD	CONSTRUCTION
Exterior Wall	00	N/A 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	1,635	100	2024	1,635	138,933
FOP	120	30	2024	36	3,059
FOP	195	30	2024	58	4,929
TOTALS	1,950			1,729	146,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	78.2250	86.05	148,780	2023	2023	0	0	0	1.25	98.75

2 SINGLE FAM 100% - 2010 Heated Area: 1635 HX Base Yr 2010



636 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		146,920
TOTAL MARKET OB/XF VALUE		5,539
TOTAL LAND VALUE - MARKET		53,950
TOTAL MARKET VALUE		206,409
SOH/AGL Deduction		112,449
ASSESSED VALUE		93,960
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,549
TOTAL JUST VALUE		206,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,074

SALE:2:1: LOTS 7 & 8 BLK C SUNSHINE PARK

SALE:1:1: LOTS 5 & 6 BLK C SUNSHINE PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047969	New Residential C	282,000	08/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/0364	11/13/2009	WD	U	I	11	100
GRANTOR: MILAGROS MALDONADO						
GRANTEE: BEFAITHFUL COKER						
0800/1932	1/17/1995	WD	U	V	34	900
GRANTOR: SUZANNE MARIE OSBORNE						
GRANTEE: MILAGROS MALDONADO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,40] N45 W12 S8 W15 N8 W12 S45 E39 $
FOP=[YR=2024;ORIG=41,45] E39 N5 W39 S5 $
FOP=[YR=2024;ORIG=68,3] N8 W15 S8 E15 $
.

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	0011	BARN,BLK A	0	100	15	23	1.00	UT	0.00	0.00	100	0	0	3	100	1,259	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
8	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
9	0166	CONC,PAVMT	0	100	0	0	610.00	UT	3.00	3.00	100	2024	2023		100	1,830	

LAND DESCRIPTION

TOTAL OB/XF 5,539

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		*RO	0.00	0.00	9,018.00	SF		1.00	1.00	1.00	2.75	2.75	24,800							
2	0000	C	VAC RES	100		00	100.00	106.00	10,600.00	SF		1.00	1.00	1.00	2.75	2.75	29,150							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.45 Total Land Value: 53,950 Market: 0 Agricultural: 0 Common: 53,950 PRINTED 11/17/2026 BY SYS