S DIV: LOT 2 LESLIE S/D EX RD R/
706-639

GREAT SOUTH TIMBER COMPANY
P O BOX 2249
LAKE CITY, FL 32056

2026

00-00-00-13671-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

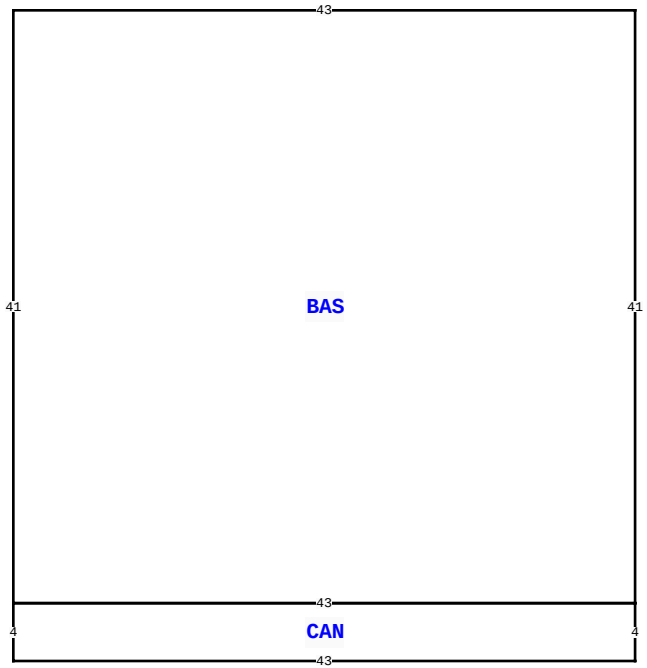
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
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	1,763	100		1,763	64,182
CAN	172	30		52	1,893
TOTALS	1,935			1,815	66,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,815	95.8020	72.81	132,150	1985	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1763 HX Base Yr



517 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	66,075
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	30,275
TOTAL MARKET VALUE	96,550
SOH/AGL Deduction	0
ASSESSED VALUE	96,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,550
TOTAL JUST VALUE	96,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,807

SALE:1:1: 70 FF BAYA AVE & OFFICE BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046899	Roof Replacement	9,000	04/04/2023
714	ADDN COMM	75	04/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0706/0639	1/05/1990	WD	Q	I		82,000

GRANTOR: HALE-BRANNON

GRANTEE: GREAT SOUTH TIMBER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S41 CAN= S4 E43 N4 W43$E43 N41$.

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	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		00	70.00	173.00	12,110.00	SF		1.00	1.00	1.00	2.50	2.50	30,275							

REVIEW DATE 04/13/2023 BY ME Total Acres: 0.28 Total Land Value: 30,275 Market: 0 Agricultural: 0 Common: 30,275 PRINTED 05/08/2026 BY SYS