S DIV: LOTS 8 & 9 EX 25 FT E & W
IN NW COR LESLIE S/D EX RD R/W.

WATSON KENNETH A
P O BOX 2181
LAKE CITY, FL 32056-2181

2026

00-00-00-13678-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04

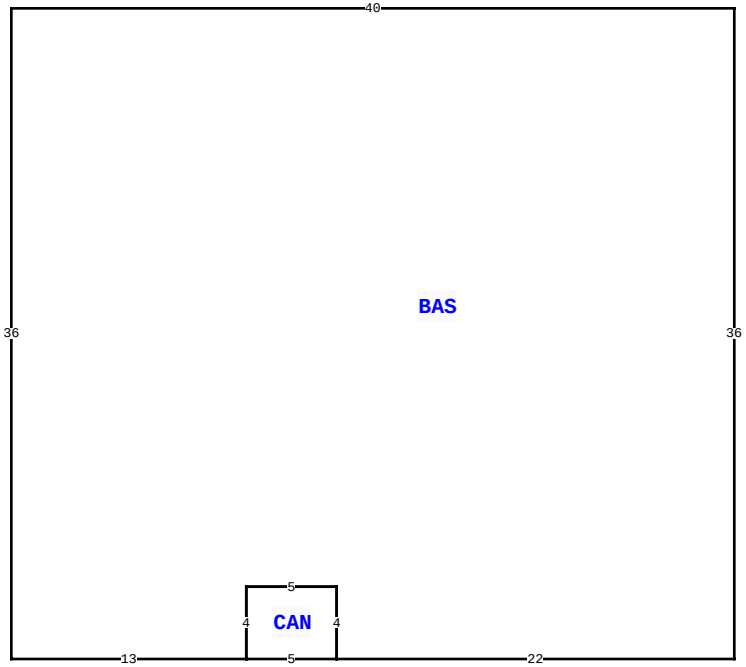
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	45,880
CAN	20	30		6	194
TOTALS	1,440			1,426	46,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,426	85.0269	64.62	92,148	1990	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1420 HX Base Yr



606 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	46,074
TOTAL MARKET OB/XF VALUE	4,655
TOTAL LAND VALUE - MARKET	44,562
TOTAL MARKET VALUE	95,291
SOH/AGL Deduction	0
ASSESSED VALUE	95,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,291
TOTAL JUST VALUE	95,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,079

SALE:3:1: LOTS 8 & 9, LESLIES S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0985/1062	6/06/2003	WD	Q	I	01	44,400
GRANTOR: DENNIS TURNER						
GRANTEE: KENNETH WATSON						
0848/0969	11/04/1997	WD	Q	I	01	31,300
GRANTOR: RAYMOND ANDERSON						
GRANTEE: KENNETH WATSON & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S36 E13 CAN= E5 N4 W5 S4$ N4 E5 S4 E22 N36$.

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	5	30	150.00	UT	1.70	1.70	100	0	0	3	100	255	
2	0260	PAVEMENT-A	0	0	20	20	400.00	UT	0.90	0.90	100	0	0	3	100	360	
3	0260	PAVEMENT-A	0	0	20	30	600.00	UT	0.90	0.90	100	0	0	3	100	540	
4	0260	PAVEMENT-A	0	0	40	75	3,000.00	UT	0.90	0.90	100	0	0	3	100	2,700	
5	0169	FENCE/WOOD	0	0	5	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,655

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	1910	C	MEDIC OFF	0		*RO	0.00	0.00	17,825.00	SF		1.00	1.00	1.00	2.50	2.50	44,562							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.41 Total Land Value: 44,562 Market: 0 Agricultural: 0 Common: 44,562 PRINTED 05/08/2026 BY SYS