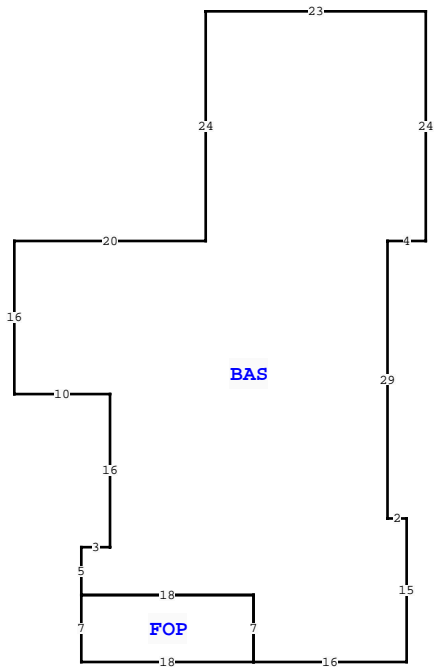


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	60
Interior Floor	09	PINE WOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	1,928	100	
FOP	126	30	
TOTALS	2,054		
		1,966	135,176

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,966	89.2980	100.01	196,620	1920	2000	0	0	31.25	68.75		
1 SINGLE FAM 0% - 2024 Heated Area: 1928 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			135,176
TOTAL MARKET OB/XF VALUE			5,100
TOTAL LAND VALUE - MARKET			70,800
TOTAL MARKET VALUE			211,076
SOH/AGL Deduction			0
ASSESSED VALUE			211,076
TOTAL EXEMPTION VALUE	10		211,076
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			211,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046632	Electrical Servic	0	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1476	12/13/2023	TR	Q	I	01	246,000
GRANTOR: REICH DAVID & CARMEN						
GRANTEE: THE ARC NORTH FLORI						
1264/2653	10/25/2013	WD	U	I	11	100
GRANTOR: DAVID REICH & CARMEN						
GRANTEE: DAVID REICH & CARME						

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

BUILDING NOTES	
311 SE BAYA DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W23 S24 W20 S16 E10 S16 W3 S5 FOP= S7 E18 N7 W18 E18 S7 E16 N15 W2 N29 E4 N24\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
2	0070	CARPORT UF	0	0	20	24	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0210	GARAGE U	0	0	21	26	UT	0.00	0.00	100	0	0	3	100	800	
TOTAL OB/XF 5,100																

LAND DESCRIPTION		TOTAL OB/XF 5,100																						
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	0100	C	SFR	0		*RO	0.00	0.00	17,700.00	SF		1.00	1.00	1.00	4.00	4.00	70,800							