S DIV: LOTS 61 & 62 BLOCK K CANO
804-2344, PB 1054-299, WD 1114-2

PAUL JOHN M
403 SE BAYA DR
LAKE CITY, FL 32025

2027

00-00-00-13749-000

BUILDING CHARACTERISTICS

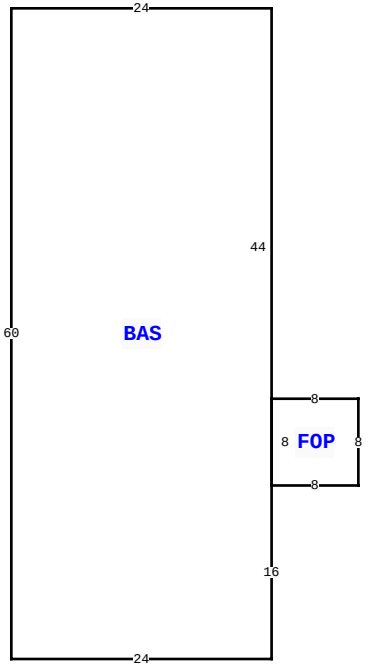
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	102,951
FOP	64	30		19	1,359
TOTALS	1,504			1,459	104,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	99.9900	109.99	160,475	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1440 HX Base Yr 2022



403 SE BAYA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		104,309
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		27,208
TOTAL MARKET VALUE		131,517
SOH/AGL Deduction		12,070
ASSESSED VALUE		119,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,036
TOTAL JUST VALUE		131,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
258	ADDN SFR	100	08/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/406	2/02/2026	LE	U	I	14	100
GRANTOR: PAUL JOHN MICHAEL (EN						
GRANTEE: TOPPING ANGELA NICK						
1447/2712	9/21/2021	WD	Q	I	01	113,400
GRANTOR: THE MASON FAMILY TRUS						
GRANTEE: PAUL JOHN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S60 E24 N16 FOP= E8 N8 W8 S8$ N44$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	11,640.00	SF		1.00	1.00	0.85	2.75	2.34	27,208							

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.27 Total Land Value: 27,208 Market: 0 Agricultural: 0 Common: 27,208 PRINTED 11/17/2026 BY SYS