

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 Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
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
BAS	625	100
BAS	780	100
BAS	850	100
BAS	1,948	100
FOP	4	30
FOP	25	30
FOP	100	30
TOTALS	4,332	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE MED	0%	- 2021									Heated Area: 4203 HX Base Yr	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1																				
VALUATION SUMMARY																									
VALUATION BY				STANDARD																					
Tax Group: 1				Tax Dist:																					
BUILDING MARKET VALUE				174,431																					
TOTAL MARKET OB/XF VALUE				9,961																					
TOTAL LAND VALUE - MARKET				71,021																					
TOTAL MARKET VALUE				255,413																					
SOH/AGL Deduction				0																					
ASSESSED VALUE				255,413																					
TOTAL EXEMPTION VALUE				0																					
BASE TAXABLE VALUE				255,413																					
TOTAL JUST VALUE				255,413																					
NCON VALUE				0																					
INCOME VALUE																									
PREVIOUS YEAR MKT VALUE				243,898																					
SALE:2:1: INCLUDED PARCEL #13750-000																									
SALE:1:1: LOTS 65-66 BLK K CANOVA S/D DOT-COMMERC																									
PERMIT NUM	DESCRIPTION	AMT	ISSUED																						
2330	ADDN COMM	278	04/12/2002																						
1636	ADDN COMM	194	09/20/1999																						
642	ADDN COMM	368	02/13/1996																						
SALES DATA																									
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																			
1426/2005	12/18/2020	WD	Q	I	01	250,000																			
GRANTOR: RIOS PASTOR H																									
GRANTEE: CHARRON MARIA C																									
0751/1524	10/01/1991	WD	Q	I		67,000																			
GRANTOR: J E WALL JR																									
GRANTEE: PASTOR RIOS																									
BLD DATE						LGL DATE																			
XF DATE						LAND DATE																			
INC DATE						AG DATE																			
449 SE BAYA DR, LAKE CITY						05/12/2026 MLU																			
EXTRA FEATURES						BUILDING NOTES																			
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	494.00	UT	1.50	1.50	100	1996	1996	3	100	741											
2	0169	FENCE/WOOD	0	0 0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500											
3	0166	CONC, PAVMT	0	0 107	4,280.00	UT	1.50	1.50	100	2014	2014	3	100	6,420											
4	0070	CARPORT UF	0	0 0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300											
TOTAL OB/XF															9,961										
BUILDING DIMENSIONS																									
BAS= W34 BAS= W25 BAS= W26 S30 E26 N30\$ S25 E25 N25\$ S25 BAS= W25 S34 E25 FOP= E5 N5 W5 S5\$ N5 E38 N16 FOP= N4 W1 S4 E1\$ W1 N4 E1 N9 W38\$ E34 N25\$ FOP= S25 E4 N25 W4\$.																									
LAND DESCRIPTION																									
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	1910	C	MEDIC OFF	0		*RO	0.00	0.00	10,223.00	SF		1.00	1.00	1.00	2.75	2.75	28,113								
2	1001	C	MISC COMMERC	0			0.00	0.00	11,106.00	SF		1.00	1.00	1.00	2.75	2.75	30,542								
3	0700	C	MISC RES	0			0.00	0.00	6,183.00	SF		1.00	1.00	1.00	2.00	2.00	12,366								
REVIEW DATE 11/10/2016 BY DF Total Acres: 0.63 Total Land Value: 71,021 Market: 0 Agricultural: 0 Common: 71,021 PRINTED 06/22/2026 BY SYS																									