S DIV: LOTS 53 & 63 THRU 66 BLOC
EX RD R/W.

CHARRON MARIA C/CHARRON TIMOTHY W
449 SE BAYA DR
LAKE CITY, FL 32025

2027

00-00-00-13751-000

BUILDING CHARACTERISTICS

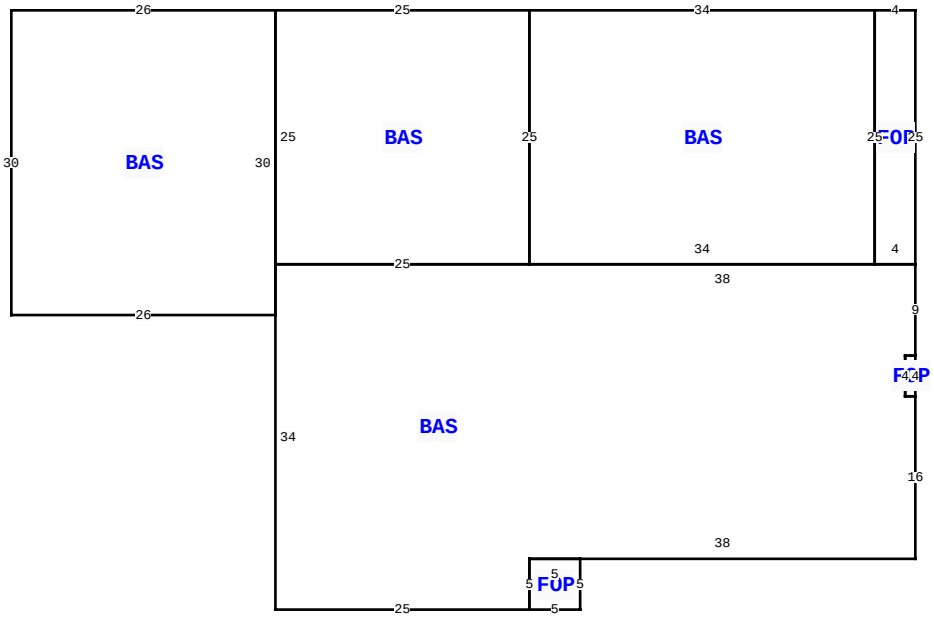
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100		625	25,700
BAS	780	100		780	32,074
BAS	850	100		850	34,952
BAS	1,948	100		1,948	80,102
FOP	4	30		1	41
FOP	25	30		8	329
FOP	100	30		30	1,234
TOTALS	4,332			4,242	174,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	4,242	105.4308	82.24	348,862	1958	1980	0	0	0	50.00	50.00

1 OFFICE MED 0% - 2021 Heated Area: 4203 HX Base Yr



449 SE BAYA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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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	255,413

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						

BUILDING NOTES

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$.

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	494.00	UT	1.50	1.50	100	1996	1996	3	100	741	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
3	0166	CONC,PAVMT	0	0	107	40	4,280.00	UT	1.50	1.50	100	2014	2014	3	100	6,420	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,961

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	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 11/17/2026 BY SYS