S DIV: LOT 82 BLOCK N CANOVA S/D
LYING S OF BAYA AVE & BOUNDED BY
W & LOT 83 ON THE EAST.

SCARN HOLDINGS LLC
456 SE BAYA DR
LAKE CITY, FL 32025

2026

00-00-00-13760-000

BUILDING CHARACTERISTICS

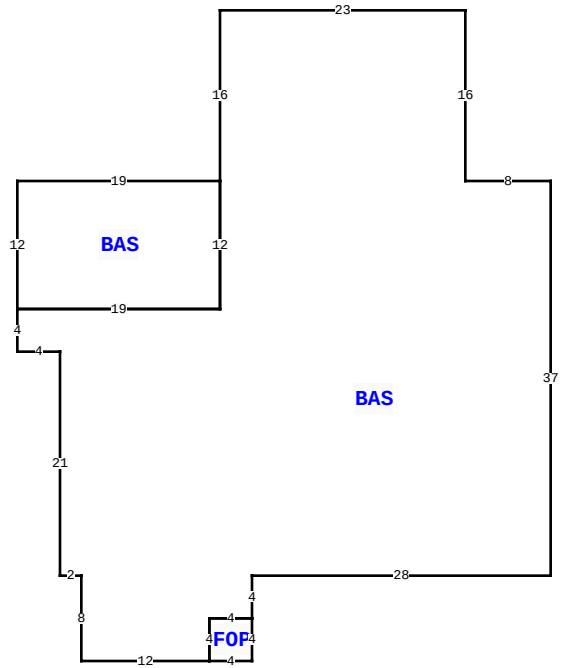
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
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	228	100		228	6,827
BAS	2,018	100		2,018	60,419
FOP	16	30		5	150
TOTALS	2,262			2,251	67,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,251	80.9232	59.88	134,790	1949	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2024 Heated Area: 2246 HX Base Yr



456 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	67,395
TOTAL MARKET OB/XF VALUE	3,156
TOTAL LAND VALUE - MARKET	28,325
TOTAL MARKET VALUE	98,876
SOH/AGL Deduction	0
ASSESSED VALUE	98,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,876
TOTAL JUST VALUE	98,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,043

LAND:1:1: SE1/4 32-3S-17

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2664	3/14/2023	QC	U	I	11	100
GRANTOR: EPSTEIN JOSHUA ERIC						
GRANTEE: SCARN HOLDINGS LLC						
1461/1090	3/08/2022	WD	U	I	17	135,000
GRANTOR: SOUTHSIDE BAPTIST CHU						
GRANTEE: EPSTEIN JOSHUA ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N16 W23 S16 BAS= W19S12 E19 N12$ S12 W19 S4 E4 S21E2 S8 E12 FOP= E4 N4 W4 S4$ N4 E4 N4 E28 N37$.

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	2,630.00	UT	1.20	1.20	100	1993	1993	3	100	3,156	

LAND DESCRIPTION

TOTAL OB/XF 3,156

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	1700	C	1STORY OFF	0		*RO	0.00	0.00	11,330.00	SF		1.00	1.00	1.00	2.50	2.50	28,325							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.26 Total Land Value: 28,325 Market: 0 Agricultural: 0 Common: 28,325 PRINTED 06/22/2026 BY SYS