

S DIV: LOT 12 BLOCK 1 BAKER HEIG
 NW COR LOT 12, RUN E ALONG N LIN
 48.27 FT TO N R/W BAYA AVE, NW 6

AL GREENE & ASSOCIATES, INC
 1111 SW RIDGE ST
 LAKE CITY, FL 32024

2026

00-00-00-13896-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floor	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
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
BAS	1,290	100	
FOP	36	30	
FOP	189	30	
TOTALS	1,515		
		1,358	49,526

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	0	72.94	99,053	1947	1947	0	0	50.00	50.00	

Heated Area: 1290 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			49,526
TOTAL MARKET OB/XF VALUE			3,078
TOTAL LAND VALUE - MARKET			48,852
TOTAL MARKET VALUE			101,456
SOH/AGL Deduction			0
ASSESSED VALUE			101,456
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,456
TOTAL JUST VALUE			101,456
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,152

LAND:1:2: ADJ FOR IRREGULAR SHAPE
 LAND:1:1: RECALCULATED SQ FOOTAGE ENTERED 11/03/09
 BLDG:1:1: REMODELED FOR OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0557			06/23/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0920	11/28/2018	WD	U	I	30	89,800
GRANTOR: RANDOLPH A GREENE JR						
GRANTEE: AL GREENE & ASSOCIA						
0615/0259	2/01/1987	WD	Q	I		48,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		417 SW BAYA DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC,PAVMT	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3.00	50	1993	1993	3	50	3,078	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 N6 W25 S12 FOP= W9 S21 E9 N21\$ S26 E12 S4 E2 FOP= S4 E9 N4 W9\$ E11 N4 E9 N32\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,078							
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	1700	C	1STORY OFF	0		*RMF	-130.00	102.00	13,570.00	SF		1.00	1.00	0.80	4.50	3.60	48,852							