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

2027

00-00-00-13896-000

BUILDING CHARACTERISTICS

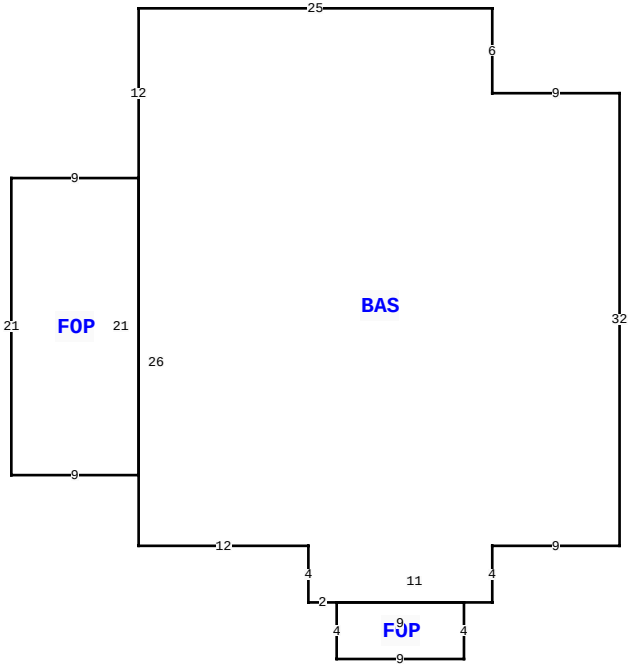
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100		1,290	45,808
FOP	36	30		11	391
FOP	189	30		57	2,024
TOTALS	1,515			1,358	48,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,358	95.9700	71.02	96,445	1947	1947	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1290 HX Base Yr



417 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	2,052.00	UT	3.00	3.00	50	1993	1993	3	50	3,078	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	48,222
TOTAL MARKET OB/XF VALUE	3,078
TOTAL LAND VALUE - MARKET	59,708
TOTAL MARKET VALUE	111,008
SOH/AGL Deduction	0
ASSESSED VALUE	111,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,008
TOTAL JUST VALUE	111,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,008

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:						

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

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		*RMF-	130.00	102.00	13,570.00	SF		1.00	1.00	0.80	5.50	4.40	59,708							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.31 Total Land Value: 59,708 Market: 0 Agricultural: 0 Common: 59,708 PRINTED 11/16/2026 BY SYS