S DIV LOTS 1 & 2 BLOCK 2 BAKER H
446-340, 761-2136 THRU 2149, DC

THE LAW OFFICE OF TRAVIS KOON PLLC
284 SW BAYA DR STE 101
LAKE CITY, FL 32025-5207

2027

00-00-00-13898-000

BUILDING CHARACTERISTICS

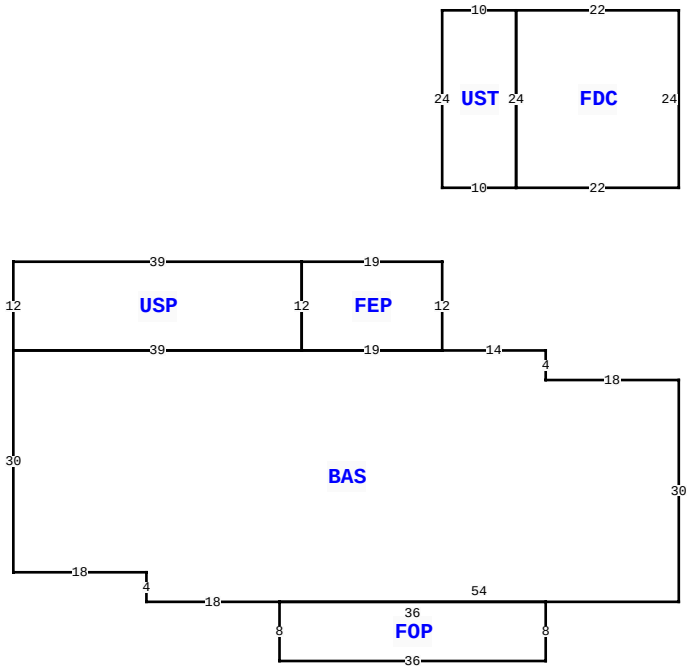
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
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	2,916	100		2,916	176,670
FDC	528	35		185	11,209
FEP	228	80		182	11,027
FOP	288	30		86	5,210
USP	468	35		164	9,936
UST	240	45		108	6,544
TOTALS	4,668			3,641	220,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,641	84.7400	93.21	339,378	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2916 HX Base Yr



284 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	1.00	UT	0.00	0.00	100	1993	1993	3	100	525	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	220,596
TOTAL MARKET OB/XF VALUE	1,725
TOTAL LAND VALUE - MARKET	88,088
TOTAL MARKET VALUE	310,409
SOH/AGL Deduction	0
ASSESSED VALUE	310,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,409
TOTAL JUST VALUE	310,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,432

LAND:1:1: 0.53 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0271	REMODEL	0	05/15/2015
271	MAINT/ALTR	0	05/15/2015
307	MAINT/ALTR	85	07/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/0164	3/13/2014	WD	Q	I	01	155,000
GRANTOR: MARY ELLEN & JAMES L						
GRANTEE: THE LAW OFFICE OF T						
1230/1579	2/20/2012	WD	U	I	11	100
GRANTOR: DANIEL CRAPPS						
GRANTEE: MARY ELLEN & JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N4 W14 FEP= N12 W19 S12 E19$ W19 USP= N12 W39 S12 E39$ W39 S30 E18 S4 E18 FOP= S 8 E36 N8 W36$ E54 N30$PTR=N50FDC= W22 UST= W10 S24E10 N24$ S24 E22 N24$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 1,725

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		CG	0.00	0.00	22,880.00	SF		1.00	1.00	0.70	5.50	3.85	88,088							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.53 Total Land Value: 88,088 Market: 0 Agricultural: 0 Common: 88,088 PRINTED 11/17/2026 BY SYS