S DIV: LOTS 3 & 4 BLOCK 2 BAKER
412-472, 834-1818, WD 1124-382,

THE LAW OFFICE OF TRAVIS KOON, P.L.L.C.
284 SW BAYA DR
LAKE CITY, FL 32025

2027

00-00-00-13899-000

BUILDING CHARACTERISTICS

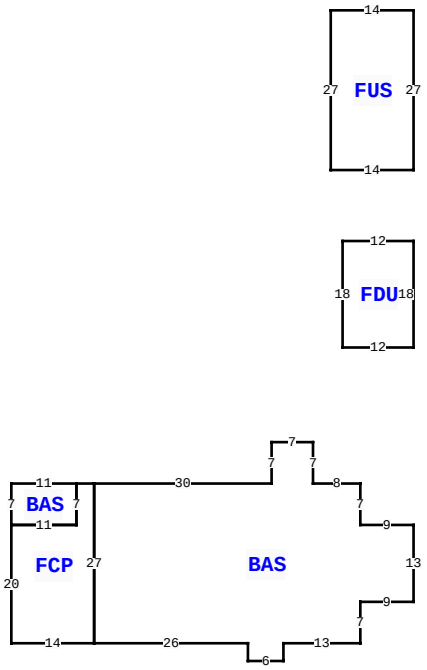
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	7100	CHURCHES-EX
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	77	100		77	6,238
BAS	1,399	100		1,399	113,341
FCP	301	25		75	6,076
FDU	216	60		130	10,532
FUS	378	100		378	30,624
TOTALS	2,371			2,059	166,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	113.3055	124.64	256,634	1938	1994	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1854 HX Base Yr



326 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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		166,812
TOTAL MARKET OB/XF VALUE		2,196
TOTAL LAND VALUE - MARKET		102,025
TOTAL MARKET VALUE		271,033
SOH/AGL Deduction		0
ASSESSED VALUE		271,033
TOTAL EXEMPTION VALUE	02	271,033
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		271,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/2203	5/06/2026	WD	U	I	17	300,000
GRANTOR: NEW LIFE CHRISTIAN FE						
GRANTEE: THE LAW OFFICE OF T						
1124/0382	7/02/2007	WD	Q	I		275,000
GRANTOR: MEYNA M WILLIAMS						
GRANTEE: NEW LIFE CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N7 W8 N7 W7 S7 W30 FCP= W3 BAS= W11 S7 E11 N7$ S7 W11 S20 E14 N27$ S27 E26 S3E6 N3 E13 N7 E9 N13$ PTR= N30 FDU= N18 W12 S18 E12$ S30PTR= N60 FUS= N27 W14 S27 E14$ S60$.

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	1,464.00	UT	1.50	1.50	100	1997	1997	3	100	2,196	

LAND DESCRIPTION

TOTAL OB/XF 2,196

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	1000	C	VACANT COMME	0		RO	0.00	0.00	18,550.00	SF		1.00	1.00	1.00	5.50	5.50	102,025							

REVIEW DATE 06/24/2026 BY TP Total Acres: 0.43 Total Land Value: 102,025 Market: 0 Agricultural: 0 Common: 102,025 PRINTED 11/16/2026 BY SYS