

S DIV: LOTS 1 & 2 BLOCK 3 BAKER
 BEG NW COR OF LOT 2 BLOCK 3 BAKE
 RUN SW 113.58 FT, S 102.96 FT, E

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 284 SW BAYA DR, #101
 LAKE CITY, FL 32025

2026

00-00-00-13906-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 114,973 TOTAL MARKET VALUE 114,973 SOH/AGL Deduction 3,832 ASSESSED VALUE 111,141 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 111,141 TOTAL JUST VALUE 114,973 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 101,037											
																				LAND:2:1: LAND CONTAMINATED LAND:1:1: UNEVEN TERRAIN LAND CONTAMINATED											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1490/2553 5/18/2023 WD Q V 05 265,000 GRANTOR: MOTT JACK REVOCABLE T GRANTEE: THE LAW OFFICE OF T 1217/2042 7/11/2011 WD Q I 01 208,900 GRANTOR: DANIEL CRAPPS GRANTEE: JACK MOTT TRUSTEE O											
DOR CODE		1000 VACANT COMMERCIAL																													
MAP NUM																															
NEIGHBORHOOD/LOC		870317.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES		246 SW BAYA DR, LAKE CITY																													
L N	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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		CG	0.00	0.00	13,889.00	SF		1.00	1.00	0.80	8.25	6.60	91,667														
2	1000	C	VACANT COMME	0		00	0.00	0.00	28,250.00	SF		1.00	1.00	0.10	8.25	0.83	23,306														
REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.97 Total Land Value: 114,973 Market: 0 Agricultural: 0 Common: 114,973 PRINTED 06/22/2026 BY SYS																															