S DIV: LOT 1 BLOCK D KRIPNERS S/
298-565, 812-2345, 838-1466, 887

JOHNDROW VICTORIA R
300 SE BAYA DR
LAKE CITY, FL 32025

2027

00-00-00-14189-000

BUILDING CHARACTERISTICS

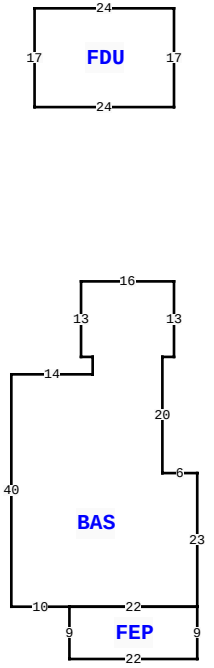
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,422	100		1,422	102,856
FDU	408	60		245	17,722
FEP	198	80		158	11,428
TOTALS	2,028			1,825	132,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	101.1600	111.28	203,086	1930	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1422 HX Base Yr 2021



300 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
2	0060	CARPORT F	0	100	11	17	187.00	UT	2.50	2.50	100	1995	1995	3	100	468	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		132,006
TOTAL MARKET OB/XF VALUE		3,168
TOTAL LAND VALUE - MARKET		11,550
TOTAL MARKET VALUE		146,724
SOH/AGL Deduction		20,569
ASSESSED VALUE		126,155
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,744
TOTAL JUST VALUE		146,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,120

SALE:2:1: LOT 1 BLK D KRIPPNERS S/D

SALE:1:1: FROM ONE OF OWNERS TO THE OTHER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/979	5/09/2022	QC	U	I	11	100
GRANTOR: JOHNDROW BRENDA J						
GRANTEE: JOHNDROW VICTORIA						
1393/1756	8/30/2019	WD	Q	I	01	87,000
GRANTOR: HAROLD W & MARIE Y WH						
GRANTEE: B & W JOHNDROW (H/W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S13 E2 S3 W14 S40 E10 FEP= S9 E22 N9 W22$ E22 N23 W6 N20 E2 N13$ PTR=N30 FDU= N17 W24 S17 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,168

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	0100	C	SFR	100		*RO	0.00	0.00	5,250.00	SF		1.00	1.00	0.80	2.75	2.20	11,550							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.12 Total Land Value: 11,550 Market: 0 Agricultural: 0 Common: 11,550 PRINTED 11/17/2026 BY SYS