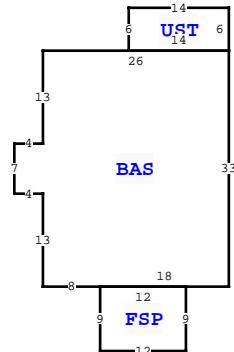
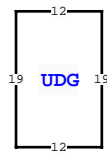




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	60
Interior Wall	04	PLYWOOD	40
Interior Floo	12	HARDWOOD	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	50%	- 2024								
				Heated Area:	886			HX Base Yr	2024		



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	886	100		886	70,398
FSP	108	40		43	3,416
UDG	228	55		125	9,932
UST	84	45		38	3,019
TOTALS	1,306			1,092	86,766

308 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES															
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
1	0258	PATIO	0	50	0	0		0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			86,766
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			15,015
TOTAL MARKET VALUE			102,581
SOH/AGL Deduction			674
ASSESSED VALUE			101,907
TOTAL EXEMPTION VALUE	HA HAB		25,616
BASE TAXABLE VALUE			76,291
TOTAL JUST VALUE			102,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047998	Roof Replacement	9,700	08/25/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2740	8/07/2023	WD Q	Q	I	01	125,000
GRANTOR: WHITEHEAD LELAND S II						
GRANTEE: FYE LINDA						
1308/2089	1/29/2016	WD Q	Q	I	01	63,900
GRANTOR: JANE M HUSSAR						
GRANTEE: LELAND S WHITEHEAD						

BUILDING NOTES	

BUILDING DIMENSIONS	
UST= N6 W14 S6 E14\$ BAS= W26S13W4 S7 E4 S13 E8 FSP= S9 E12 N9 W12\$ E18 N33 \$ PTR=N30 UDG= N19 W12 S19 E12\$ S30\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		*RO	0.00	0.00	5,460.00	SF		1.00	1.00	1.00	2.75	2.75	15,015							