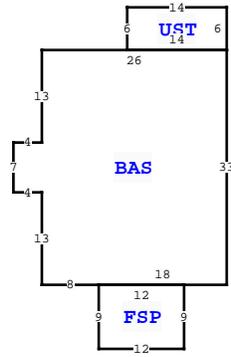


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 60
Interior Wall	04 PLYWOOD 40
Interior Floo	12 HARDWOOD 90
Interior Floo	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	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		124.42	135,867	1945	1958	0	0	35.00	65.00
				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	71,653
FSP	108	40		43	3,478
UDG	228	55		125	10,109
UST	84	45		38	3,073
TOTALS	1,306			1,092	88,314

308 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			88,314
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			13,650
TOTAL MARKET VALUE			102,764
SOH/AGL Deduction			766
ASSESSED VALUE			101,998
TOTAL EXEMPTION VALUE	HA HAB		
BASE TAXABLE VALUE			76,382
TOTAL JUST VALUE			102,764
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\$.	

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	

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	2.50	2.50	13,650							