S DIV: LOTS 5, 6 & 7 BLOCK D KRI
R/W.

SAMSUN, LLC
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

00-00-00-14193-000

BUILDING CHARACTERISTICS

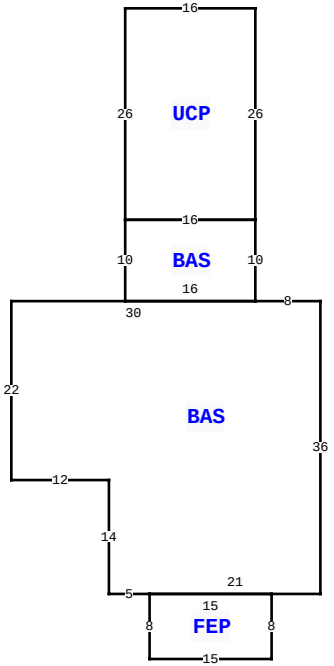
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
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	160	100		160	9,776
BAS	1,200	100		1,200	73,320
FEP	120	80		96	5,866
UCP	416	20		83	5,071
TOTALS	1,896			1,539	94,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	85.4550	94.00	144,666	1930	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1360 HX Base Yr



344 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0210	GARAGE U	0	0	10	16	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
3	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	94,033
TOTAL MARKET OB/XF VALUE	3,350
TOTAL LAND VALUE - MARKET	43,312
TOTAL MARKET VALUE	140,695
SOH/AGL Deduction	0
ASSESSED VALUE	140,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,695
TOTAL JUST VALUE	140,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
348	STORAGE	50	08/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2024	9/05/2025	WD	U	I	37	125,000
GRANTOR: THE FISH CAMPA, LLC						
GRANTEE: SAMSUN, LLC						
1546/2650	12/30/2024	WD	U	I	11	100
GRANTOR: LEE ROBERT						
GRANTEE: THE FISH CAMPA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N10 UCP= N26 W16 S26 E16$ W16 S10 E16$ W30 S22 E12 S14 E5 FEP= S8 E15 N8W15$ E21 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,350

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	0		*RO	0.00	0.00	15,750.00	SF		1.00	1.00	1.00	2.75	2.75	43,312							

REVIEW DATE 01/13/2026 BY TP Total Acres: 0.36 Total Land Value: 43,312 Market: 0 Agricultural: 0 Common: 43,312 PRINTED 11/17/2026 BY SYS