LOTS 4 & 5 BLOCK 7 MORNINGSIDE H
579-120, 702-235, LE 882-750, 89

SPEARS GREG/SPEARD DEVON
199 SE BAYA DR
LAKE CITY, FL 32025-5982

2027

33-3S-17-06424-000

BUILDING CHARACTERISTICS

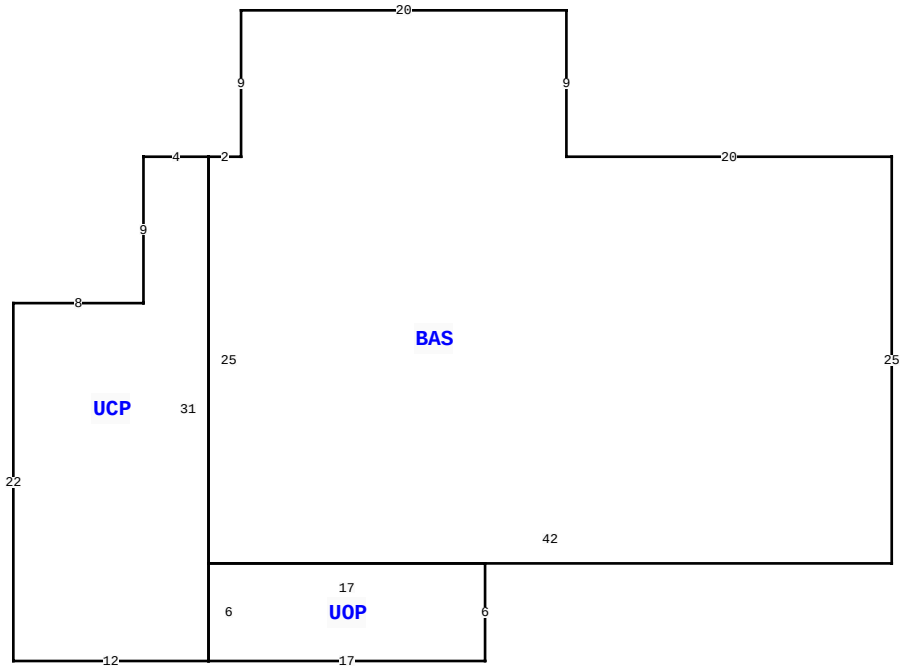
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100		1,230	67,826
UCP	300	20		60	3,309
UOP	102	20		20	1,103
TOTALS	1,632			1,310	72,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	91.1477	100.26	131,341	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 1230 HX Base Yr



279 SE ELOISE AVE, LAKE CITY

BLD DATE		LGL DATE	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	72,238
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	8,750
TOTAL MARKET VALUE	81,288
SOH/AGL Deduction	0
ASSESSED VALUE	81,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,288
TOTAL JUST VALUE	81,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2140	10/04/2024	QC	U	I	11	100
GRANTOR: SPEARS GREG						
GRANTEE: SPEARS GREG						
1455/2305	12/29/2021	QC	P	I	98	100
GRANTOR: SPEARS GREG						
GRANTEE: ESTATE OF GREG SPEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N9 W20 S9 W2 UCP= W4 S9 W8 S22 E12 N31$ S25 UOP= S6 E17 N6 W17$ E42 N25$.

LAND DESCRIPTION

TOTAL OB/XF 300

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		RSF/MH	140.00	125.00	17,500.00	SF		1.00	1.00	1.00	0.50	0.50	8,750							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.40 Total Land Value: 8,750 Market: 0 Agricultural: 0 Common: 8,750 PRINTED 11/17/2026 BY SYS