LOTS 6, 7, 8 & ALL OF LOTS 9, 10
BAYA AVE & LOTS 12 & 13 BLK K ME
S/D.

NEELEY CHARLES H JR
802 SW RIDGE ST
LAKE CITY, FL 32024

**2027**

**33-3S-17-06656-000**

## BUILDING CHARACTERISTICS

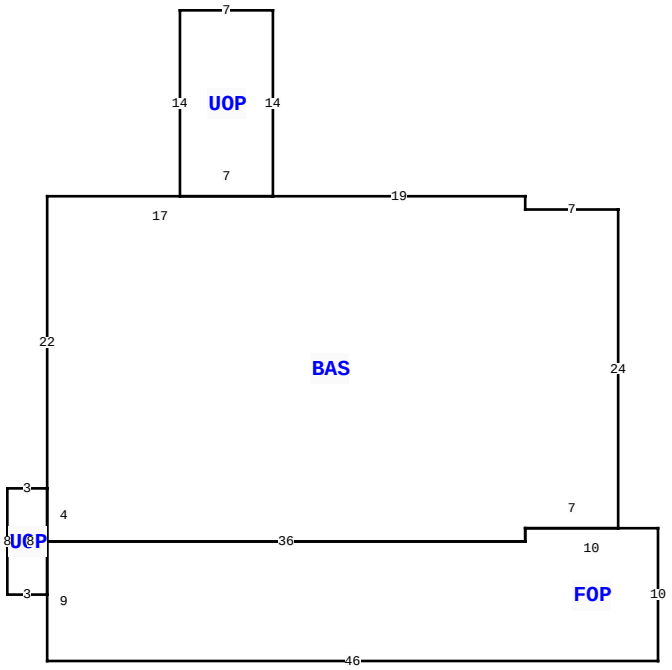
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 04 | 04 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | | 33317.110 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,104 | 100 | | 1,104 | 28,815 |
| FOP | 424 | 30 | | 127 | 3,315 |
| UOP | 24 | 20 | | 5 | 131 |
| UOP | 98 | 20 | | 20 | 522 |
| TOTALS | 1,650 | | | 1,256 | 32,782 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 1,256 | 81.5556 | 52.20 | 65,563 | 1940 | 1975 | 0 | 0 | 0 | 50.00 | 50.00 |

1 STORE RETL 0% - 0 Heated Area: 1104 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

1149 SE BAYA DR, LAKE CITY

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 94,537 |
| TOTAL MARKET OB/XF VALUE | 19,151 |
| TOTAL LAND VALUE - MARKET | 39,690 |
| TOTAL MARKET VALUE | 153,378 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 153,378 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 153,378 |
| TOTAL JUST VALUE | 153,378 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 153,378 |

BLDG:3:1: K C'S PRODUCE

BLDG:2:1: KC"S PRODUCE

SALE:1:1: K C'S PRODUCE & OTHER IMPS-INCLUDING PP

LAND:1:1: ADJ 3 CORNER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19317 | REMODEL | 50 | 03/13/2002 |
| 8833 | COMMERCIAL | 20,000 | 09/14/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0788/1070 | 4/01/1994 | WD | Q | I | 06 | 80,000 |

GRANTOR: MURIEL RIDDLE

GRANTEE: CHARLES H NEELEY JR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W7 N1 W19 UOP= N14 W7 S14 E7$ W17 S22 UOP= W3 S8 E3
N8$S4 FOP= S9 E46 N10 W10 S1 W36$ E36 N1 E7 N24$.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,500 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 29 | 348.00 | UT | 12.00 | 12.00 | 80 | 1993 | 1993 | 3 | 80 | 3,341 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 505.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 1,010 | |
| 5 | 0261 | PRCH, UOP | 0 | 0 | 10 | 29 | 290.00 | UT | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 100 | 1,160 | |
| 6 | 0060 | CARPORT F | 0 | 0 | 39 | 32 | 1,248.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 3,744 | |
| 7 | 0041 | BARN,MACH | 0 | 0 | 28 | 70 | 1,960.00 | UT | 4.00 | 4.00 | 100 | 2008 | 2008 | 3 | 100 | 7,840 | |
| 8 | 0040 | BARN,POLE | 0 | 0 | 8 | 16 | 128.00 | UT | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 100 | 256 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,151

| 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 | 1100 | C | STORE 1FLR | 0 | | CG | 193.00 | 150.00 | 29,400.00 | SF | | 1.00 | 1.00 | 1.00 | 1.35 | 1.35 | 39,690 | | | | | | | |

REVIEW DATE 03/30/2026 BY JB Total Acres: 0.67 Total Land Value: 39,690 Market: 0 Agricultural: 0 Common: 39,690 PRINTED 11/17/2026 BY SYS

LOTS 6, 7, 8 & ALL OF LOTS 9, 10
BAYA AVE & LOTS 12 & 13 BLK K ME
S/D.

NEELEY CHARLES H JR
802 SW RIDGE ST
LAKE CITY, FL 32024

**2027**

**33-3S-17-06656-000**

## BUILDING CHARACTERISTICS

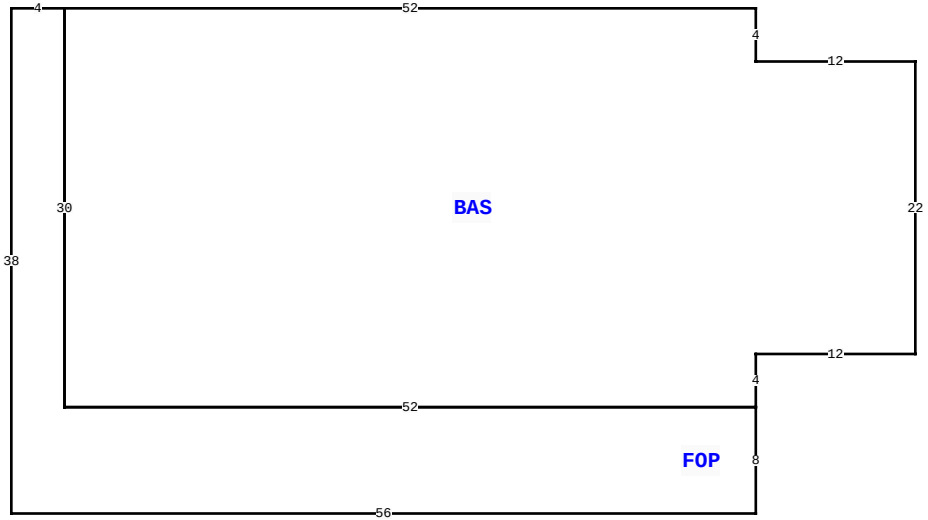
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 90 |
| Interior Wall | 05 | DRYWALL 10 |
| Interior Floo | 06 | VINYL ASB 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 04 | 04 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.110 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,824 | 100 | | 1,824 | 56,490 |
| FOP | 568 | 30 | | 170 | 5,265 |
| TOTALS | 2,392 | | | 1,994 | 61,755 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 1,994 | 87.9875 | 56.31 | 112,282 | 1995 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

3 STORE RETL 0% - 0 Heated Area: 1824 HX Base Yr




1149 SE BAYA DR, 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 94,537 |
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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 153,378 |
| TOTAL JUST VALUE | 153,378 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 153,378 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0788/1070 | 4/01/1994 | WD | Q | I | 06 | 80,000 |

GRANTOR: MURIEL RIDDLE

GRANTEE: CHARLES H NEELEY JR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 FOP= W4 S38 E56 N8 W52 N30$ S30 E52 N4 E12 N22 W12 N4$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 03/30/2026 BY JB Total Acres: 0.67 Total Land Value: 39,690 Market: 0 Agricultural: 0 Common: 39,690 PRINTED 11/17/2026 BY SYS