LOTS 5, 6, 7, 8, 9, 10, 11, 12
13 & 14 BLOCK Q MELROSE PARK
ADDITION #1 S/D. EX RD R/W ON

WILSON JOHN GARY
P O BOX 2061
LAKE CITY, FL 32056

2027

33-3S-17-06682-000

BUILDING CHARACTERISTICS

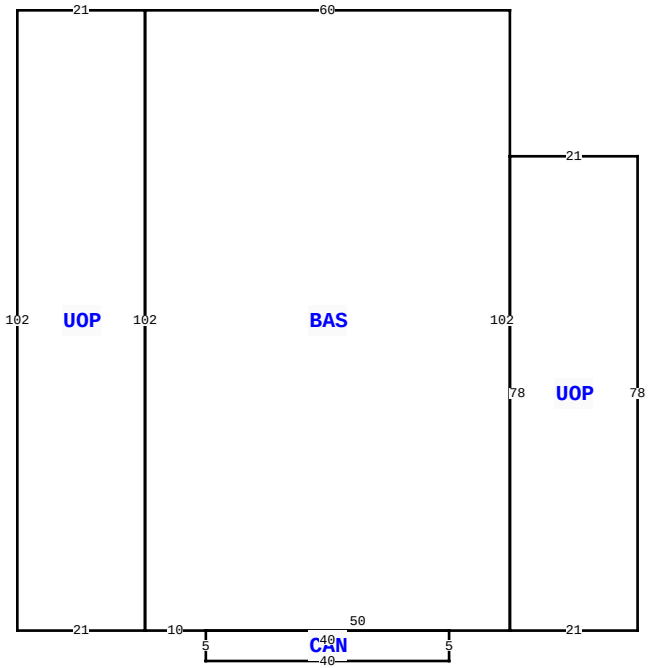
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
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	6,120	100		6,120	126,464
CAN	200	30		60	1,240
UOP	1,638	20		328	6,778
UOP	2,142	20		428	8,844
TOTALS	10,100			6,936	143,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	6,936	90.6360	34.44	238,876	1983	1983	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 6120 HX Base Yr



1265 SE BAYA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,400
TOTAL MARKET OB/XF VALUE	9,535
TOTAL LAND VALUE - MARKET	51,840
TOTAL MARKET VALUE	250,775
SOH/AGL Deduction	0
ASSESSED VALUE	250,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,775
TOTAL JUST VALUE	250,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,775

SALE:1:1: BUSINESS IN MELROSE PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/1039	3/31/1994	WD	Q	I	03	100,000

GRANTOR: MARGARET L WILSON

GRANTEE: JOHN GARY WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UOP= W21 S102 E21 N102$ S102 E10 CAN= S5 E40 N5 W40$E50 UOP= E21 N78 W21 S78$ N102$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,463	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,642	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	11,419.00	11,419.00	50	1993	1993	3	50	5,710	

LAND DESCRIPTION

TOTAL OB/XF 9,535

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	200.00	240.00	48,000.00	SF		1.00	1.00	0.80	1.35	1.08	51,840							

REVIEW DATE 03/30/2026 BY JB Total Acres: 1.10 Total Land Value: 51,840 Market: 0 Agricultural: 0 Common: 51,840 PRINTED 11/16/2026 BY SYS

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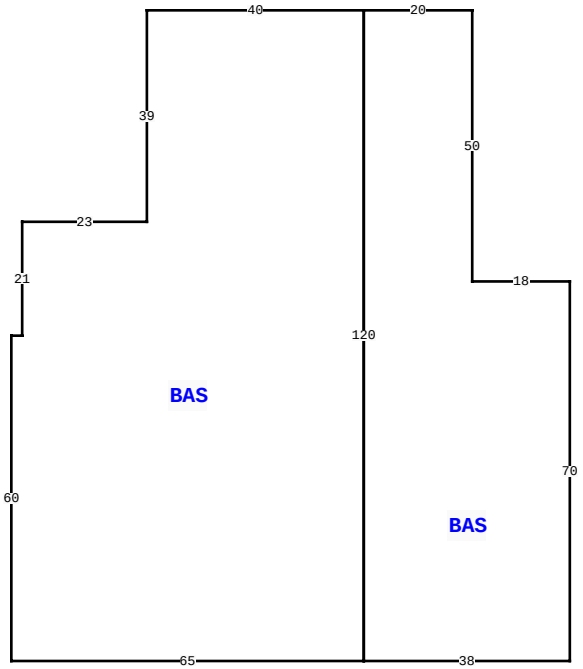
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	01	01
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	3,660	100		3,660	16,148
BAS	6,783	100		6,783	29,926
TOTALS	10,443			10,443	46,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	04	10,443	29.0332	11.03	115,186	1940	1940	0	0	20	40.00	40.00

2 PREF M B A 0% - 0 Heated Area: 10443 HX Base Yr



1265 SE BAYA DR, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,775
TOTAL JUST VALUE	250,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: MARGARET L WILSON

GRANTEE: JOHN GARY WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S39 W23 S21 W2 S60 E65 BAS= E38 N70 W18 N50 W20 S120$ N120$.

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

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

REVIEW DATE 03/30/2026 BY JB Total Acres: 1.10 Total Land Value: 51,840 Market: 0 Agricultural: 0 Common: 51,840 PRINTED 11/16/2026 BY SYS