LOTS 2,3,& 4 OF MELROSE FARMS S/
FT S OF NE COR LOT 4 BLOCK 3, S
R/W BAYA AVE, W ALONG R/W 50 FT,

JGW, LLC
P O BOX 2061
LAKE CITY, FL 32056-2061

2027

33-3S-17-06708-000

BUILDING CHARACTERISTICS

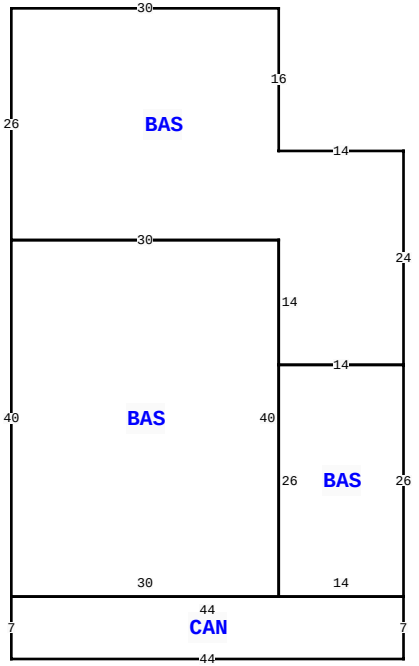
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.120	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100		364	7,479
BAS	1,116	100		1,116	22,928
BAS	1,200	100		1,200	24,654
CAN	308	30		92	1,890
TOTALS	2,988			2,772	56,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7300	04	2,772	82.1808	41.09	113,901	1977	1977	0	0	0	50.00	50.00

1 SER/SALES 0% - 0 Heated Area: 2680 HX Base Yr



1291 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	4,504.00	4,504.00	70	1993	1993	3	70	3,153	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	5,920.00	5,920.00	70	1993	1993	3	70	4,144	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,813	
4	0166	CONC,PAVMT	0	0	0	0	1,784.00	UT	1.50	1.50	100	2001	2001	3	100	2,676	
5	0260	PAVEMENT-A	0	0	58	166	9,628.00	UT	0.90	0.90	50	2001	2001	3	50	4,333	
6	0166	CONC,PAVMT	0	0	0	0	1,482.00	UT	3.00	3.00	100	2025	2024		100	4,446	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	338,102
TOTAL MARKET OB/XF VALUE	20,565
TOTAL LAND VALUE - MARKET	92,842
TOTAL MARKET VALUE	451,509
SOH/AGL Deduction	0
ASSESSED VALUE	451,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,509
TOTAL JUST VALUE	451,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,509

BLDG:1:1: FUN OBS. : POOR ROOF AND CRACKS IN STRU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052933	Storage Building	42,000	04/25/2025
000050463	Storage Building	310,000	07/29/2024
000049612	Electrical Servic	0	04/12/2024
000047283	Electrical Servic	0	05/22/2023
17963	COMMERCIAL	70	02/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/581	9/09/2026	QC	U	I	11	100

GRANTOR: WILSON JOHN GARY

GRANTEE: JGW, LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,26] S40 E30 N40 W30 $
BAS=[ORIG=0,0] W30 S26 E30 S14 E14 N24 W14 N16 $
BAS=[ORIG=0,66] E14 N26 W14 S26 $
CAN=[ORIG=-30,66] S7 E44 N7 W44 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,565

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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	100,213.00	SF		1.00	1.00	0.65	1.35	0.88	87,937							
2	2500	C	SRVC SHOPS	0		CG	65.00	86.00	5,590.00	SF		1.00	1.00	0.65	1.35	0.88	4,905							

REVIEW DATE 04/08/2026 BY TP Total Acres: 2.43 Total Land Value: 92,842 Market: 0 Agricultural: 0 Common: 92,842 PRINTED 11/16/2026 BY SYS

LOTS 2,3,& 4 OF MELROSE FARMS S/
FT S OF NE COR LOT 4 BLOCK 3, S
R/W BAYA AVE, W ALONG R/W 50 FT,

JGW, LLC
P O BOX 2061
LAKE CITY, FL 32056-2061

2027

33-3S-17-06708-000

BUILDING CHARACTERISTICS

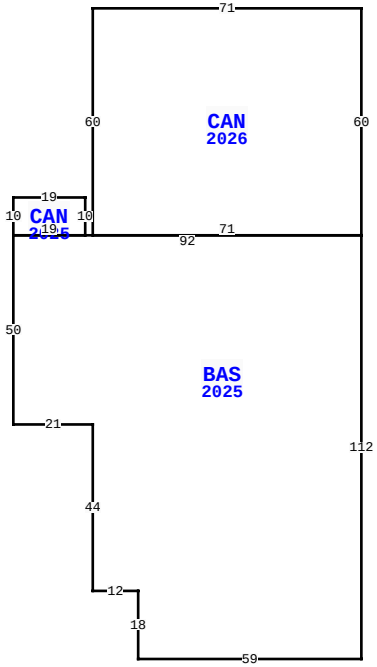
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.120 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,786	100	2025	8,786	155,952
CAN	190	30	2025	57	1,012
CAN	4,260	30	2026	1,278	22,685
TOTALS	13,236			10,121	179,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	04	10,121	65.7986	25.00	253,025	1970	2020	0	0	25	4.00	71.00

2 PREF M B A 0% - 0 Heated Area: 8786 HX Base Yr



1291 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
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TOTAL MARKET VALUE	451,509
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ASSESSED VALUE	451,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,509
TOTAL JUST VALUE	451,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/581	9/09/2026	QC	U	I	11	100

GRANTOR: WILSON JOHN GARY

GRANTEE: JGW, LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S50 E21 S44 E12 S18 E59 N112 W92 $
CAN=[YR=2025;ORIG=10,0] S10 E19 N10 W19 $
CAN=[YR=2026;ORIG=31,-50] S60 E71 N60 W71 $
.

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 04/08/2026 BY TP Total Acres: 2.43 Total Land Value: 92,842 Market: 0 Agricultural: 0 Common: 92,842 PRINTED 11/16/2026 BY SYS

LOTS 2,3,& 4 OF MELROSE FARMS S/
FT S OF NE COR LOT 4 BLOCK 3, S
R/W BAYA AVE, W ALONG R/W 50 FT,

JGW, LLC
P O BOX 2061
LAKE CITY, FL 32056-2061

2027

33-3S-17-06708-000

BUILDING CHARACTERISTICS

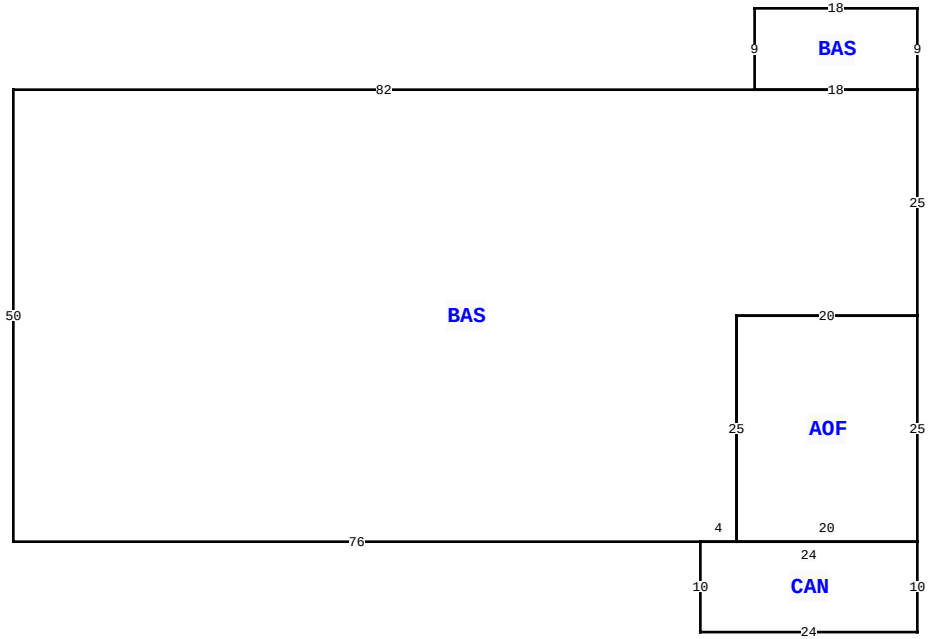
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.120 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	500	110		550	10,565
BAS	162	100		162	3,112
BAS	4,500	100		4,500	86,443
CAN	240	30		72	1,383
TOTALS	5,402			5,284	101,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	5,284	73.2564	27.84	147,107	2001	2001	0	0	0	31.00	69.00

3 PREF M B A 0% - 0 Heated Area: 5162 HX Base Yr



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

1291 SE BAYA DR, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	451,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/581	9/09/2026	QC	U	I	11	100

GRANTOR: WILSON JOHN GARY

GRANTEE: JGW, LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W82 S50 E76 CAN= S10 E24 N10 W24$ E4 AOF= E20 N25 W20 S25$ N25 E20 N25 BAS= N9 W18 S9 E18$ W18$.

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 04/08/2026 BY TP Total Acres: 2.43 Total Land Value: 92,842 Market: 0 Agricultural: 0 Common: 92,842 PRINTED 11/16/2026 BY SYS