

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,

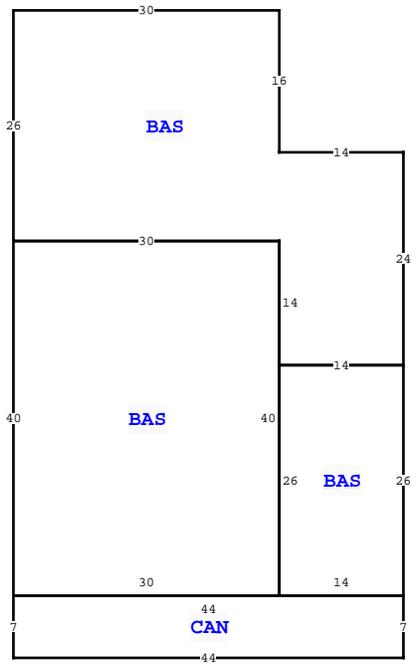
WILSON JOHN GARY
P O BOX 2061
LAKE CITY, FL 32056-2061

2026

33-3S-17-06708-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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	100	
Units	0	100	
Condition Adj	03	03	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SER/SALES	0% - 0									



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			355,183
TOTAL MARKET OB/XF VALUE			20,565
TOTAL LAND VALUE - MARKET			92,842
TOTAL MARKET VALUE			468,590
SOH/AGL Deduction			0
ASSESSED VALUE			468,590
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			468,590
TOTAL JUST VALUE			468,590
NCON VALUE			22,163
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			434,496

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	7,777
BAS	1,116	100		1,116	23,844
BAS	1,200	100		1,200	25,638
CAN	308	30		92	1,966
TOTALS	2,988			2,772	59,224

1291 SE BAYA DR, LAKE CITY

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

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

EXTRA FEATURES																	
L N	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	

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

