

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,

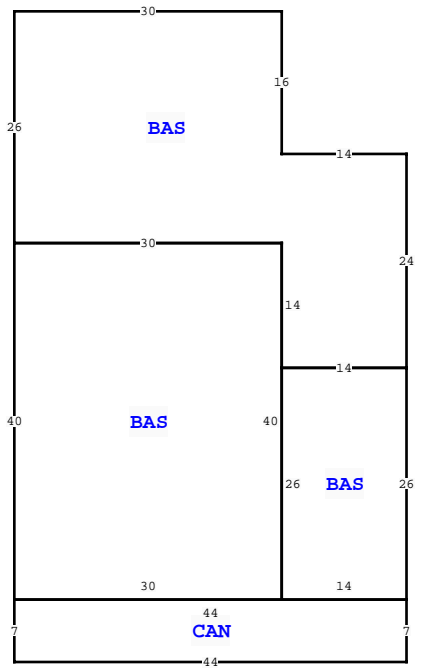
WILSON JOHN GARY
P O BOX 2061
LAKE CITY, FL 32056-2061

2026

33-3S-17-06708-000

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 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
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
BAS	364	100
BAS	1,116	100
BAS	1,200	100
CAN	308	30
TOTALS	2,988	2,772

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									
Heated Area: 2680						HX Base Yr					



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 3
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	21,052	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	434,496	

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

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

1291 SE BAYA DR, LAKE CITY

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

BUILDING NOTES	

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	
TOTAL OB/XF															20,565		

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							

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,

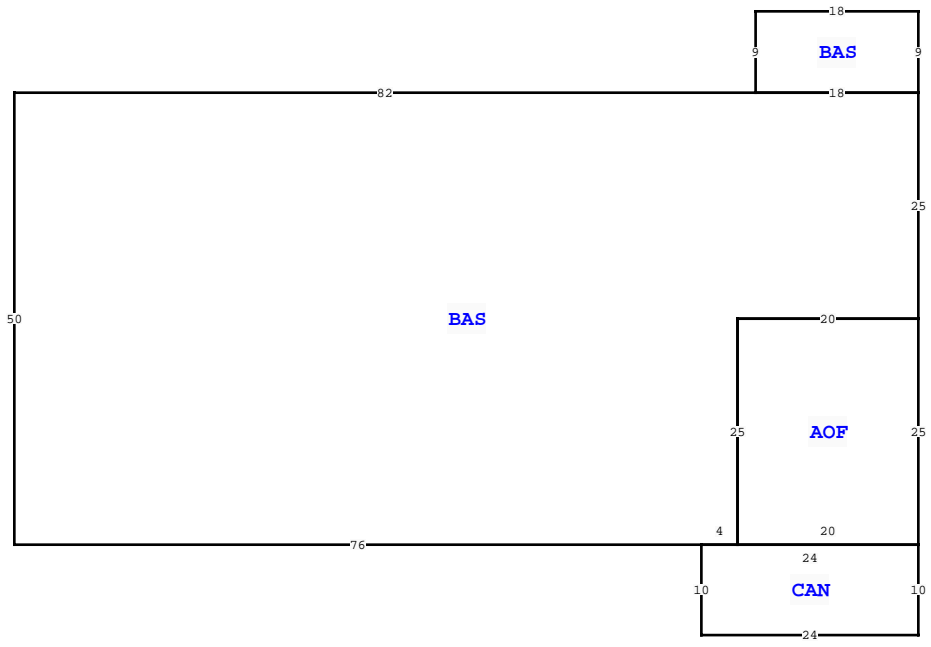
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 LAKE CITY, FL 32056-2061

2026

33-3S-17-06708-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
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
AOF	500	110	
BAS	162	100	
BAS	4,500	100	
CAN	240	30	
TOTALS	5,402		

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	31.00	69.00	
3 PREF M B A 0% - 0												
Heated Area: 5162												
HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 3 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			21,052
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			434,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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																
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

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	