LOT 2 BLOCK 1 ODOM HEIGHTS S/D E
307-24, 756-1691, QC 1238-1474,

FOLSTON VENESIA SHARAE/GOOLSBY ALFRED
1366 SE BAYA AVE
LAKE CITY, FL 32025

**2027**

**33-3S-17-06799-000**

## BUILDING CHARACTERISTICS

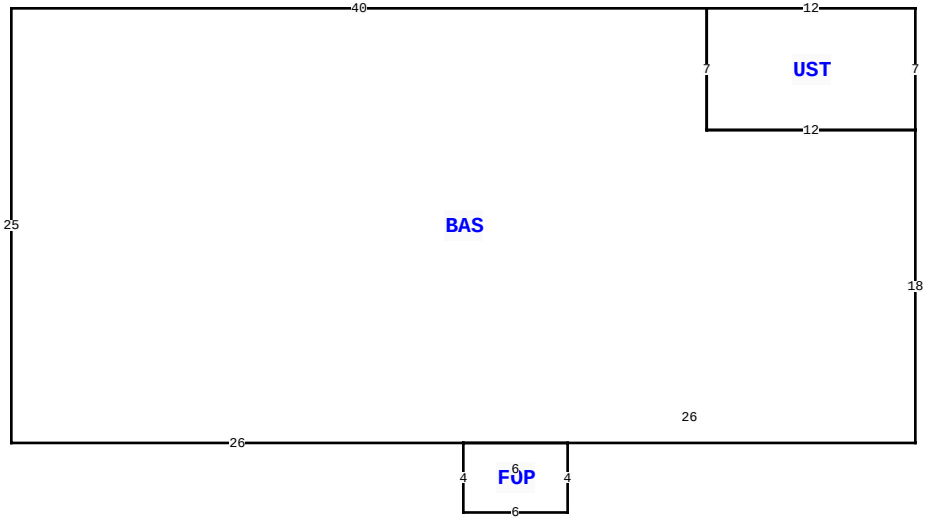
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.150 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | | 1,216 | 79,538 |
| FOP | 24 | 30 | | 7 | 458 |
| UST | 84 | 45 | | 38 | 2,486 |
| TOTALS | 1,324 | | | 1,261 | 82,481 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,261 | 91.4850 | 100.63 | 126,894 | 1957 | 1957 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1216 HX Base Yr




1366 SE BAYA DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/27/2022 MLU |
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 50 | 2004 | 2004 | 3 | 50 | 540 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 82,481 |
| TOTAL MARKET OB/XF VALUE | 740 |
| TOTAL LAND VALUE - MARKET | 13,500 |
| TOTAL MARKET VALUE | 96,721 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 96,721 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 96,721 |
| TOTAL JUST VALUE | 96,721 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 98,221 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1573/434 | 7/13/2026 | WD | Q | I | 01 | 214,000 |
| GRANTOR: MLMWEST LLC | | | | | | |
| GRANTEE: FOLSTON VENESIA SHA | | | | | | |
| 1551/2191 | 10/10/2025 | WD | Q | I | 01 | 110,000 |
| GRANTOR: BLODGETT ERICA | | | | | | |
| GRANTEE: MLMWEST LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S25 E26 FOP= S4 E6 N4 W6$ E26 N18 UST= N7 W12S7 E12$ W12 N7$.

## LAND DESCRIPTION

TOTAL OB/XF 740

| 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 | 0100 | C | SFR | 0 | | RSF-2 | 100.00 | 135.00 | 13,500.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 13,500 | | | | | | | |

REVIEW DATE 01/22/2026 BY TP Total Acres: 0.31 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS