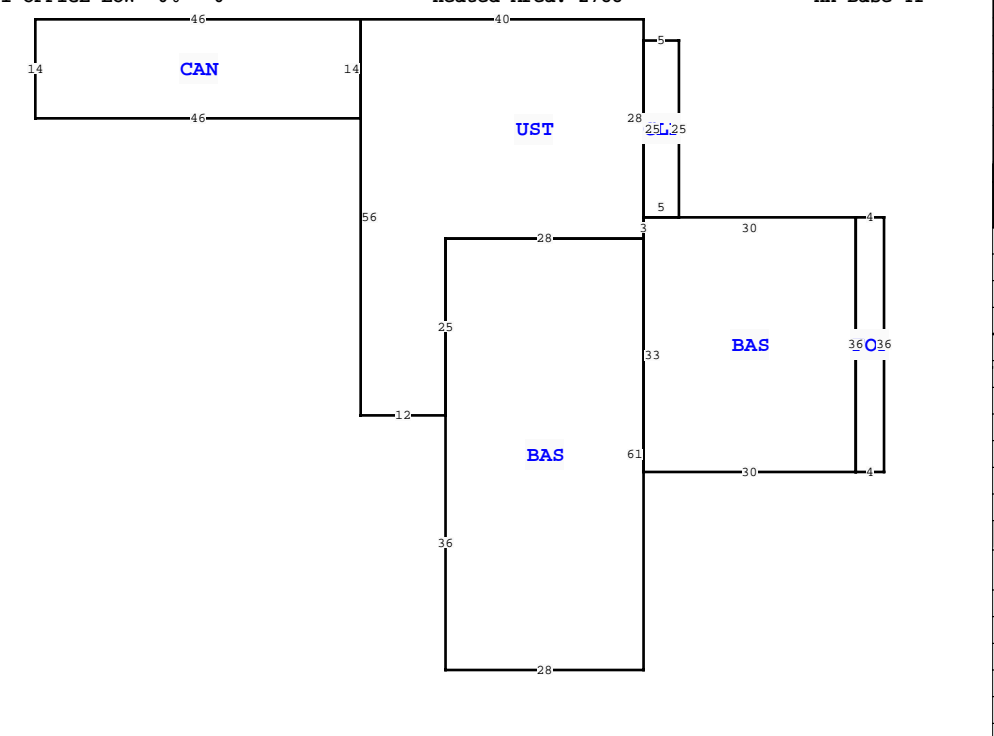


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	0 100
Stories	1. 1. 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
4900	04	3,690	91.4640	67.68	249,739	1967	1980	0	0	50.00	50.00



Quality	05 05				
DOR CODE	4817 WHSE STORAGE/OFFICE				
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	1,080	100		1,080	36,547
BAS	1,708	100		1,708	57,799
CAN	644	30		193	6,531
CLP	125	40		50	1,692
FOP	144	30		43	1,455
UST	1,540	40		616	20,846
TOTALS	5,241			3,690	124,870

1262 SE BAYA DR, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		124,870	
TOTAL MARKET OB/XF VALUE		4,790	
TOTAL LAND VALUE - MARKET		34,765	
TOTAL MARKET VALUE		164,425	
SOH/AGL Deduction		0	
ASSESSED VALUE		164,425	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		164,425	
TOTAL JUST VALUE		164,425	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		164,425	

SALE:1:1: SMALL BUSINESS INCLUDED IN SALE (CHUCK)  
BLDG:1:1: DOR 1998  
LAND:1:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045703	Remodel	5,000	10/18/2022
10634	ADDN COMM	151	01/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0781	8/30/2016	WD Q	Q	I	01	231,300
GRANTOR: RHODES BROTHERS, INC						
GRANTEE: O'NEAL PROPERTIES,						
0868/2537	11/10/1998	WD Q	Q	I	01	110,000
GRANTOR: D RHODES						
GRANTEE: RHODES BROS						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
UST= W40 CAN= W46 S14 E46 N14\$ S56 E12 BAS= S36 E28 N61 W28  
S25\$ N25 E28 BAS= S33 E30 FOP= E4 N36 W4 S36\$ N36 W30 S3\$ N3  
CLP= E5 N25 W5 S25\$ N28\$.

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	0166	CONC, PAVMT	0	0	16	80		1,280.00	UT	1.50				1,920	
2	0260	PAVEMENT-A	0	0	0	0		1,800.00	UT	0.90				1,620	
3	0140	CLFENCE 6	0	0	0	0		100.00	UT	4.50				450	
4	0294	SHED WOOD/	0	0	0	0		1.00	UT	0.00				800	

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	4817	C	STORG/ OFF	0		CG	148.00	174.00	25,752.00	SF		1.00	1.00	1.00	1.35	1.35	34,765							