

COMM 911.67 FT S & 424.40 FT E O
 NE1/4 OF SE1/4, RUN S 187.70 FT,
 S R/W BAYA AVE, RUN E'LY 223.56

DAHI LAKE CITY LLC
 3445 SARA DR
 JACKSONVILLE, FL 32277

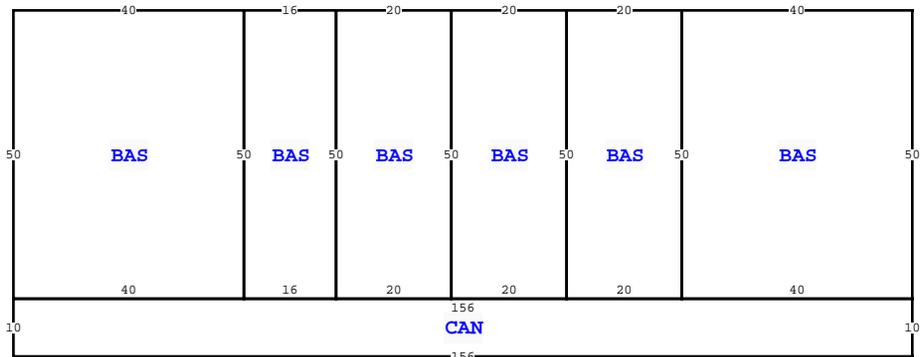
2026

33-3S-17-06869-004


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		30 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		27 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3800	04	8,268	89.3099	59.84	494,757	1987	1987	0	0	50.00	50.00

2 SHOP NBHD 0% - 0 Heated Area: 7800 HX Base Yr



Quality	04	04			
DOR CODE	1600 COMMUNITY SHOPPING				
MAP NUM	MKT AREA	07			
NEIGHBORHOOD/LOC	33317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	23,936
BAS	1,000	100		1,000	29,920
BAS	1,000	100		1,000	29,920
BAS	1,000	100		1,000	29,920
BAS	2,000	100		2,000	59,840
BAS	2,000	100		2,000	59,840
CAN	1,560	30		468	14,003
TOTALS	9,360			8,268	247,378

1686 SE BAYA DR, LAKE CITY

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			404,408
TOTAL MARKET OB/XF VALUE			20,300
TOTAL LAND VALUE - MARKET			66,879
TOTAL MARKET VALUE			491,587
SOH/AGL Deduction			0
ASSESSED VALUE			491,587
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			491,587
TOTAL JUST VALUE			491,587
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1096	3/27/2026	WD Q	Q	I	01	1,200,000
GRANTOR: COUNTRY CLUB PLAZA OF						
GRANTEE: DAHI LAKE CITY LLC						
0608/0473	12/01/1986	WD Q	Q	V	01	250,000
GRANTOR: PEARSON THOMAS S &						
GRANTEE: COUNTRY CLUB PLAZA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 BAS= W20 BAS= W20 BAS= W20 BAS= W16 BAS= W40 S50 CAN= S10 E156 N10 W156\$ E40 N50\$ S50 E16 N50\$ S50 E20 N50\$ S50 E20 N50\$ S50 E20 N50\$ S50 E40 N50\$.