COMM SW COR OF NW1/4 OF SE1/4, N
NW R/W OF BAYA AVE FOR POB, CONT
210.42 FT, SE 149.44 FT TO NW R/

ADAMS FAMILY TRUST DATED FEBRUARY 13, 2025
386 SE PRICE CREEK LOOP
LAKE CITY, FL 32025

2027

34-3S-17-06976-000

BUILDING CHARACTERISTICS

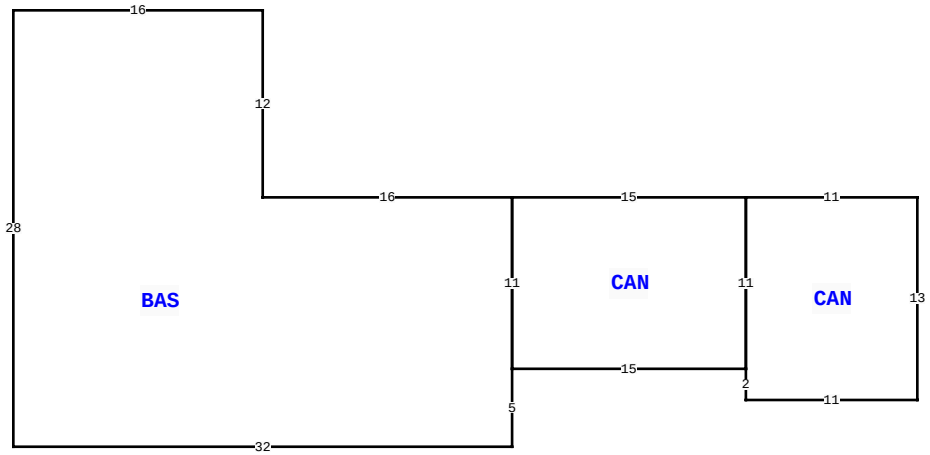
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100		704	20,624
CAN	143	30		43	1,260
CAN	165	30		50	1,465
TOTALS	1,012			797	23,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	797	79.1816	58.59	46,696	1987	1987	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2026 Heated Area: 704 HX Base Yr



2303 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,190	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	23,348
TOTAL MARKET OB/XF VALUE	1,190
TOTAL LAND VALUE - MARKET	14,702
TOTAL MARKET VALUE	39,240
SOH/AGL Deduction	0
ASSESSED VALUE	39,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,240
TOTAL JUST VALUE	39,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,240

LAND:1:1: .25 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/245	2/13/2025	WD	U	I	11	100
GRANTOR: ADAMS JAMES ALLEN						
GRANTEE: ADAMS FAMILY TRUST						
0914/0894	11/13/2000	QC	Q	I	01	100
GRANTOR: JOHNNY HAMM						
GRANTEE: JAMES ALLEN & JENNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N12 W16 S28 E32 N5 CAN= E15 CAN= S2 E11 N13 W11S11$ N11 W15 S11$ N11$.

LAND DESCRIPTION

TOTAL OB/XF 1,190

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	1700	C	1STORY OFF	0		ILW	0.00	0.00	10,890.00	SF		1.00	1.00	0.90	1.50	1.35	14,702							

REVIEW DATE 03/16/2020 BY ME Total Acres: 0.25 Total Land Value: 14,702 Market: 0 Agricultural: 0 Common: 14,702 PRINTED 11/16/2026 BY SYS