LOT 6 BLOCK 1 COUNTRY CLUB ESTAT
EX ADD'L RD R/W DESC ORB 897-607

COTHRAN ALLISON/GORDON CLINTON LEROY
1871 SE BAYA DR
LAKE CITY, FL 32025

2026

34-3S-17-07103-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

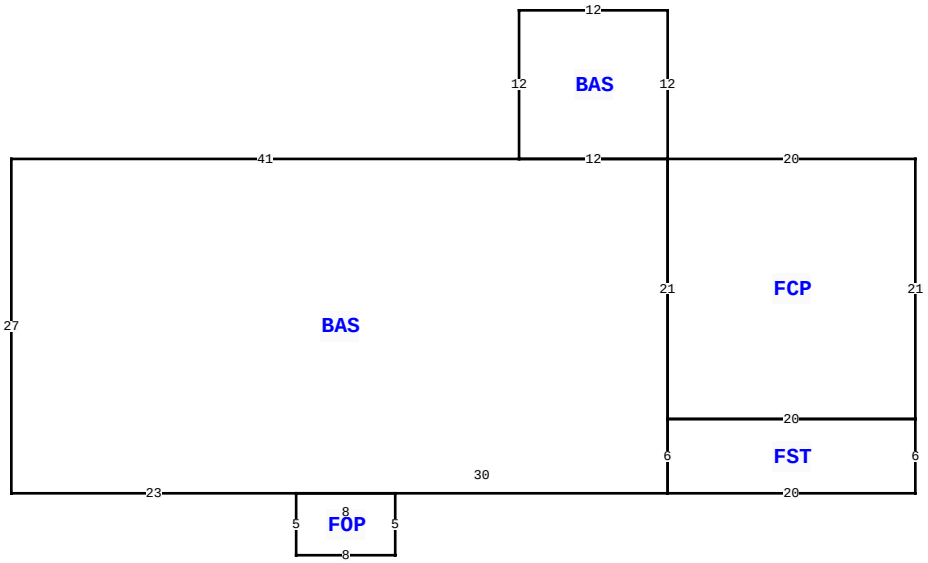
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	11,246
BAS	1,431	100		1,431	111,758
FCP	420	25		105	8,200
FOP	40	30		12	937
FST	120	55		66	5,155
TOTALS	2,155			1,758	137,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	105.3990	120.15	211,224	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1575 HX Base Yr



1871 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,296
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	20,905
TOTAL MARKET VALUE	159,201
SOH/AGL Deduction	0
ASSESSED VALUE	159,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,201
TOTAL JUST VALUE	159,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1563/2051	3/12/2026	WD	Q	I	01	250,000
GRANTOR: DMAC OF LAKE CITY INC						
GRANTEE: COTHRAN ALLISON						
1548/1411	9/04/2025	WD	Q	I	01	175,000
GRANTOR: HUDDLESTON TERRY LYNN						
GRANTEE: DMAC OF LAKE CITY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S27 E23 FOP= S5 E8 N5 W8$ E30 FST= E20 N6 W20 S6$ N6 FCP= E20 N21 W20 S21$ N21 BAS= N12 W12 S12 E12$ W12$.

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	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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-	2110.00	127.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 12/15/2025 BY TP Total Acres: 0.32 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 05/08/2026 BY SYS