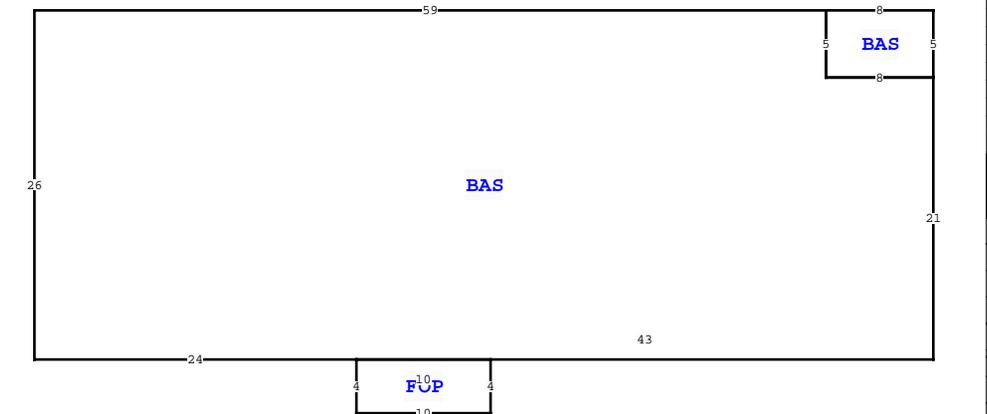




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,754	101.4300	115.63	202,815	1963	1990		0	0	35.00	65.00



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	40	100		40	3,006
BAS	1,702	100		1,702	127,921
FOP	40	30		12	902
<b>TOTALS</b>	<b>1,782</b>			<b>1,754</b>	<b>131,830</b>

EXTRA FEATURES																	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
			04/21/2023
1870 SE BAYA DR, LAKE CITY		MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			131,830
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			151,930
SOH/AGL Deduction			46,643
ASSESSED VALUE			105,287
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,876
TOTAL JUST VALUE			151,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1514	10/11/2018	WD	Q	I	01	96,500
GRANTOR: JAMES & CARMELITA MAT						
GRANTEE: ALEX MENA						
1279/1363	8/11/2014	WD	U	I	11	100
GRANTOR: JAMES H & CARMELITA G						
GRANTEE: JAMES & CARMELITA M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W59 S26 E24 FOP= S4 E10N4 W10\$ E43 N21 BAS= N5 W8 S5E8\$ W8 N5\$.

LAND DESCRIPTION																								
TOTAL OB/XF 1,600																								
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	0100	C	SFR	100		RSF-2	86.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							