

E1/2 OF SW1/4 OF NE1/4 LYING SOU
SE1/4 OF NE1/4 LYING S OF US-90
FT OF THE W 538.91 FT OF E1/2 OF

WEAVER MARY JANE DYKES/WEAVER DEWEY
8318 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

25-3S-15-00213-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.00	1.00/	

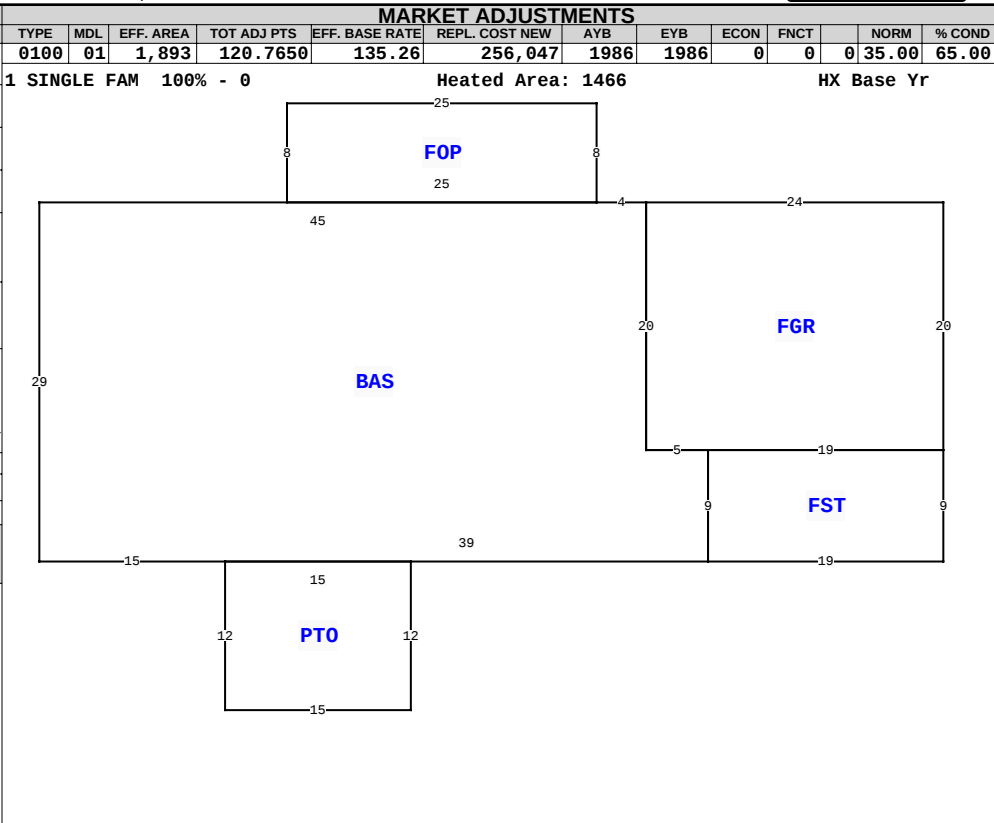
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100		1,466	128,889
FGR	480	55		264	23,211
FOP	200	30		60	5,275
FST	171	55		94	8,264
PTO	180	5		9	791

TOTALS	2,497			1,893	166,431
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0030	BARN, MT	0	0	16	24	384.00	UT	5.50	5.50	
2	0251	LEAN TO W/	0	100	15	16	240.00	UT	1.50	1.50	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
6	0251	LEAN TO W/	0	100	8	16	128.00	UT	2.50	2.50	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	3.00	AC	1.00
2	6200	A	PASTURE 3	0			0.00	0.00	4.69	AC	1.00
3	9910	M	MKT. VAL. AG	0			0.00	0.00	4.69	AC	1.00
4	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC	1.00
5	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.00	UT	1.00

REVIEW DATE	05/11/2016	BY	DF
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8316 W US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	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
1	0030	BARN, MT	0	0	16	24	384.00	UT	5.50	5.50	100	1993	1993	3	100	2,112	
2	0251	LEAN TO W/	0	100	15	16	240.00	UT	1.50	1.50	100	1993	1993	3	100	360	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1920	1920	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1920	1920	3	100	100	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0251	LEAN TO W/	0	100	8	16	128.00	UT	2.50	2.50	100	2008	2008	3	100	320	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,500	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	3.00	AC	1.00
2	6200	A	PASTURE 3	0			0.00	0.00	4.69	AC	1.00
3	9910	M	MKT. VAL. AG	0			0.00	0.00	4.69	AC	1.00
4	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC	1.00
5	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.00	UT	1.00

Total Acres: 8.78	Total Land Value: 37,813	Market: 42,210	Agricultural: 1,313	Common: 36,500
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		166,431	
TOTAL MARKET OB/XF VALUE		12,692	
TOTAL LAND VALUE - MARKET		78,710	
TOTAL MARKET VALUE		216,936	
SOH/AGL Deduction		88,757	
ASSESSED VALUE		128,179	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		77,457	
TOTAL JUST VALUE		257,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,833	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051067	Generator	0	10/14/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1405/1007	2/10/2020	WD U	I	11		100	
GRANTOR: DEWEY WEAVER & MARY J							
GRANTEE: DEWEY WEAVER & MARY							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS= W4 FOP= N8 W25 S8 E25\$ W45 S29 E15 PTO= S12 E15 N12 W15\$ E39 FST= E19 N9 W19 S9\$ N9 FGR= E19 N20 W24 S20 E5\$ W5 N20\$.							