

COMM SW COR OF SW1/4 OF NW1/4,
RUN W 50.07 FT, N 575 FT, E
417.89 FT, N 450 FT, W 349.01

WHITE THOMAS S/WHITE LYNNDA S
117 SW DYAL AVE
LAKE CITY, FL 32024

2026

26-4S-16-03189-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 26416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100		1,770	140,327
FOP	28	30		8	634
FSP	280	40		112	8,880
UOP	384	20		77	6,105

TOTALS 2,462 1,967 155,945

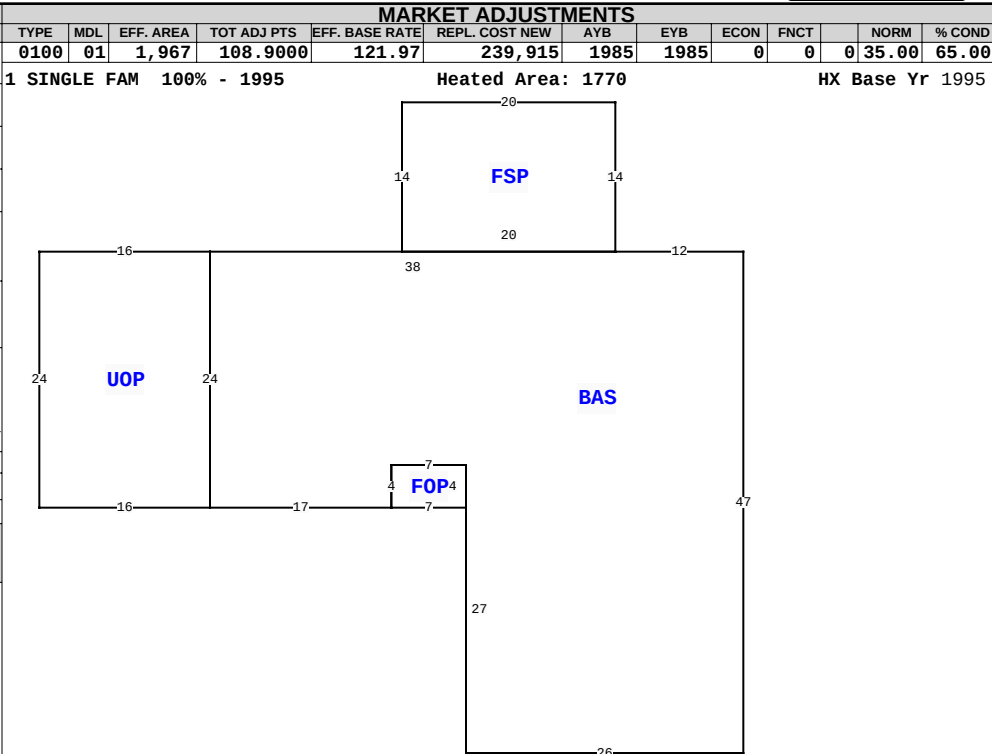
EXTRA FEATURES

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	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00	60	1993	1993	3	60	240	
2	0294	SHED WOOD/	0 100	14	14	196.00	UT	7.50	7.50	50	1993	1993	3	50	735	
3	0297	SHED CONCR	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

LAND DESCRIPTION

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		A-1	0.00	0.00	1.98	AC		1.00	1.00	1.00	18,000.00	18,000.00	35,640							

REVIEW DATE 01/25/2021 BY BC



117 SW DYAL AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,945
TOTAL MARKET OB/XF VALUE		2,475
TOTAL LAND VALUE - MARKET		35,640
TOTAL MARKET VALUE		194,060
SOH/AGL Deduction		86,253
ASSESSED VALUE		107,807
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,085
TOTAL JUST VALUE		194,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,060

SALE:1:1: 1.98 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40821	REMODEL	0	10/30/2020
26926	MAINT/ALTR	40	04/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0800/0499	1/04/1995	WD	Q	I		68,000

GRANTOR: JOE W & SYLVIA S WHIT

GRANTEE: THOMAS S & LYNNDA S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N14 W20 S14 E20\$ W38 UOP= W16 S24 E16 N24\$ S24 E17 FOP= E7 N4 W7 S4\$ N4 E7 S27 E26 N47\$.

TOTAL OB/XF 2,475

Total Acres: 1.98

Total Land Value: 35,640

Market: 0

Agricultural: 0

Common: 35,640

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