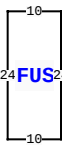


HICKS WILLIAM O/HICKS JACKLYN KRIS
1105 SW DYAL AVE
LAKE CITY, FL 32024-4568

27-4S-16-03213-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	31	VINYL SID 80								0100	01	2,901	116.2656	130.22	377,768	1998	2012	0	0	0	15.60	84.40	VALUATION BY								STANDARD												
Exterior Wall	21	STONE 20								1 SINGLE FAM 100% - 2017										Heated Area: 2478										HX Base Yr 2017										Tax Group: 3		Tax Dist:	
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										318,836													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										23,314													
Interior Wall	05	DRYWALL 90																		TOTAL LAND VALUE - MARKET										58,680													
Interior Wall	06	CUST PANEL 10																		TOTAL MARKET VALUE										400,830													
Interior Floo	14	CARPET 90																		SOH/AGL Deduction										165,147													
Interior Floo	12	HARDWOOD 10								ASSESSED VALUE										235,683																							
Air Condition	03	CENTRAL 100								TOTAL EXEMPTION VALUE										HX HB VX		55,722																					
Heating Type	04	AIR DUCTED 100								BASE TAXABLE VALUE										179,961																							
Bedrooms	04	4 100								TOTAL JUST VALUE										400,830																							
Bathrooms		2 100								NCON VALUE										0																							
Frame	01	NONE 100								INCOME VALUE																																	
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										405,363																							
Architectual	05	CONV 100																																									
Units	03	03 100																																									
Condition Adj	01	01 100																																									
Kitchen Adjus	07	07																																									
Quality																																											
DOR CODE	0100	SINGLE FAMILY																																									
MAP NUM		MKT AREA								01																																	
NEIGHBORHOOD/LOC	27416.00	1.00/																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,238	100		2,238	245,969																																						
FGR	594	55		327	35,939																																						
FOP	110	30		33	3,627																																						
FOP	210	30		63	6,924																																						
FUS	240	100		240	26,378																																						
TOTALS	3,392			2,901	318,836																																						
EXTRA FEATURES										1105 SW DYAL AVE, LAKE CITY																																	
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	27	48	1,296.00	UT	1.50	1.50	100	1998	1998	3	100	1,944																											
2	0260	PAVEMENT-A	0	100	12	357	4,284.00	UT	0.60	0.60	100	1998	1998	3	100	2,570																											
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500																											
4	0021	BARN, FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	15,000																											
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500																											
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400																											
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400																											
LAND DESCRIPTION										TOTAL OB/XF										23,314																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000																										
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	21.95	AC		1.00	1.00	0.40	6,000.00	2,400.00	52,680																										
REVIEW DATE 07/15/2019 BY KR Total Acres: 22.95 Total Land Value: 58,680 Market: 0 Agricultural: 0 Common: 58,680 PRINTED 11/18/2025 BY SYS																																											