COMM NW COR OF SE1/4, RUN E 776.
CONT E 495.68 FT, S 1044.96 FT,
DEG E 79.28 FT TO PT ON A CURVE,

WEANT JAMES HOWARD
932 NW DYAL AVE
LAKE CITY, FL 32024

2026

27-4S-16-03218-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

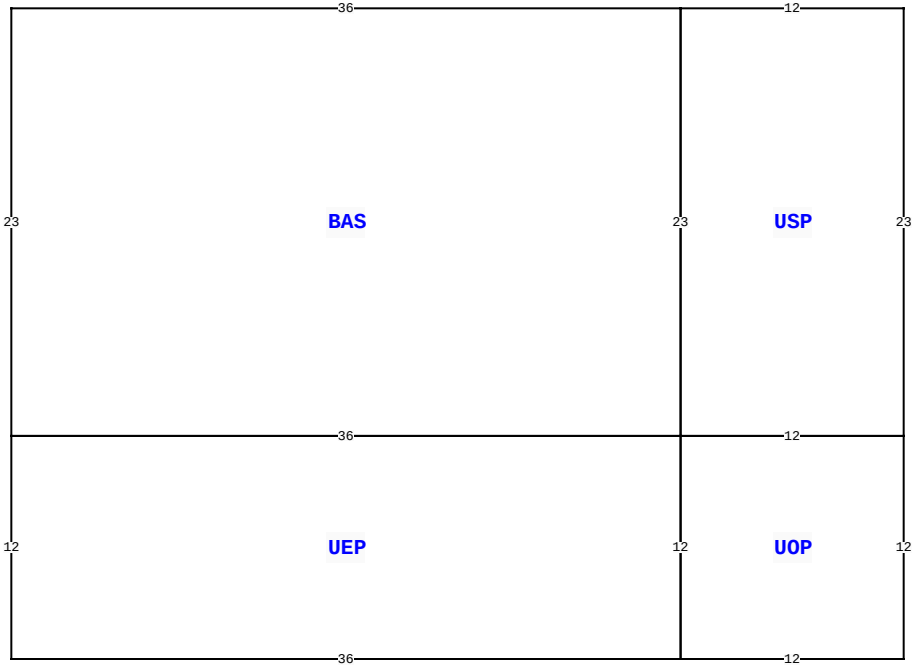
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100		828	17,868
UEP	432	70		302	6,517
UOP	144	25		36	777
USP	276	35		97	2,093
TOTALS	1,680			1,263	27,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,263	89.9100	53.95	68,139	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 828 HX Base Yr 2007



932 SW DYAL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		27,256
TOTAL MARKET OB/XF VALUE		22,540
TOTAL LAND VALUE - MARKET		245,190
TOTAL MARKET VALUE		74,689
SOH/AGL Deduction		22,921
ASSESSED VALUE		51,768
TOTAL EXEMPTION VALUE	HX HB 13	47,481
BASE TAXABLE VALUE		4,287
TOTAL JUST VALUE		294,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24703	M H	337	07/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/2402	3/02/2020	LE	U	I	14	100
GRANTOR: JAMES HOWARD WEANT (E						
GRANTEE: WYATT JAMES WEANT (						
1394/0534	9/06/2019	LE	U	I	14	100
GRANTOR: JAMES HOWARD WEANT (E						
GRANTEE: WYATT JAMES WEANT (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S23 UEP= S12 E36 N12 W36$ E36 UOP= S12 E12 N12 W12$USP= E12 N23 W12 S23$ N23$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
2	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	100	2007	2007	3	100	1,500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	30	48	1,440.00	UT	3.50	3.50	100	2014	2014	3	100	5,040	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 22,540

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	43.58	AC		1.00	1.00	1.00	445.00	445.00	19,393							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	43.58	AC		1.00	1.00	1.00	5,500.00	5,500.00	239,690							

REVIEW DATE 07/16/2019 BY KR Total Acres: 44.58 Total Land Value: 24,893 Market: 239,690 Agricultural: 19,393 Common: 5,500 PRINTED 11/18/2025 BY SYS