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

2027

25-3S-15-00213-001

BUILDING CHARACTERISTICS

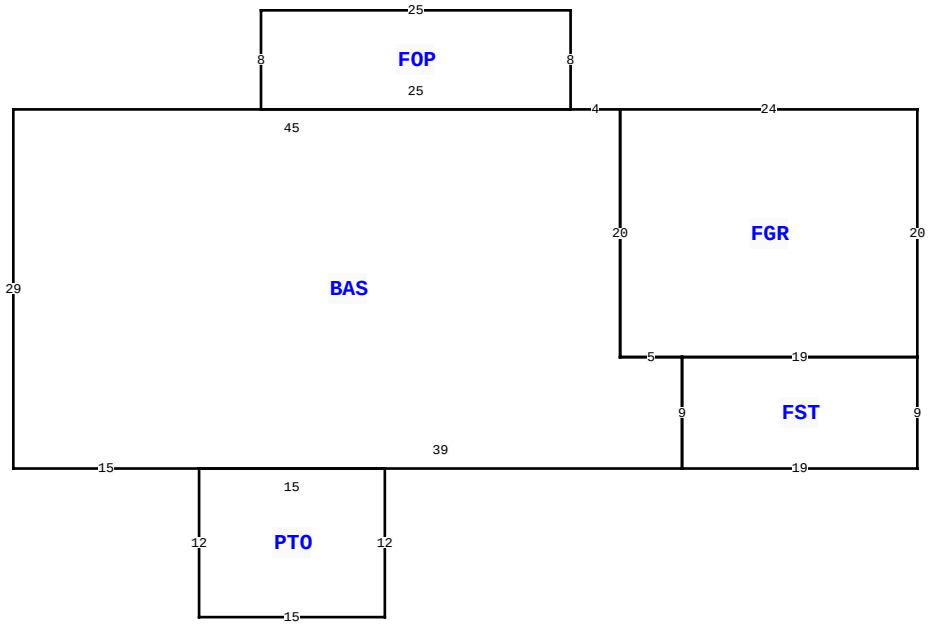
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	126,583
FGR	480	55		264	22,796
FOP	200	30		60	5,181
FST	171	55		94	8,117
PTO	180	5		9	777
TOTALS	2,497			1,893	163,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	120.7650	132.84	251,466	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1466 HX Base Yr



8318 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,453
TOTAL MARKET OB/XF VALUE		18,392
TOTAL LAND VALUE - MARKET		82,710
TOTAL MARKET VALUE		223,658
SOH/AGL Deduction		85,547
ASSESSED VALUE		138,111
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,700
TOTAL JUST VALUE		264,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,533

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$.

LAND DESCRIPTION

TOTAL OB/XF 18,392

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							
2	6200	A	PASTURE 3	0			0.00	0.00	4.69	AC		1.00	1.00	1.00	280.00	280.00	1,313							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.69	AC		1.00	1.00	1.00	9,000.00	9,000.00	42,210							
4	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
5	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 03/06/2026 BY robin Total Acres: 8.78 Total Land Value: 41,813 Market: 42,210 Agricultural: 1,313 Common: 40,500 PRINTED 11/17/2026 BY SYS