

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

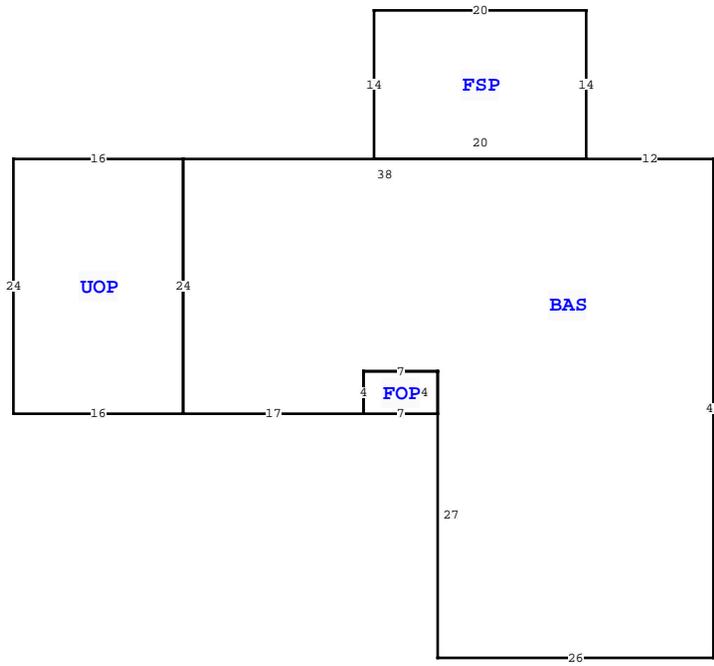
WHITE THOMAS S/WHITE LYNNDA S
 117 SW DYAL AVE
 LAKE CITY, FL 32024

2026

26-4S-16-03189-004


BUILDING CHARACTERISTICS	
ELEMENT	CD
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,967	108.9000	124.15	244,203	1985	1985	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1995 Heated Area: 1770 HX Base Yr 1995													



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	142,835
FOP	28	30		8	645
FSP	280	40		112	9,038
UOP	384	20		77	6,214
TOTALS	2,462			1,967	158,732

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			158,732	
TOTAL MARKET OB/XF VALUE			2,475	
TOTAL LAND VALUE - MARKET			39,600	
TOTAL MARKET VALUE			200,807	
SOH/AGL Deduction			93,314	
ASSESSED VALUE			107,493	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			56,082	
TOTAL JUST VALUE			200,807	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			194,060	

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	Q	I		68,000

GRANTOR: JOE W & SYLVIA S WHIT
 GRANTEE: THOMAS S & LYNNDA S

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	UT	5.00	5.00	60	1993	1993	3	60	240	
2	0294	SHED WOOD/	0	100	14	14	UT	7.50	7.50	50	1993	1993	3	50	735	
3	0297	SHED CONCR	0	100	0	0	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

117 SW DYAL AVE, LAKE CITY		BLD DATE		LGL DATE	
		XF DATE		LAND DATE	04/20/2026 MLU
		INC DATE		AG DATE	

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\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	20,000.00	20,000.00	39,600							