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

2027

26-4S-16-03189-004

BUILDING CHARACTERISTICS

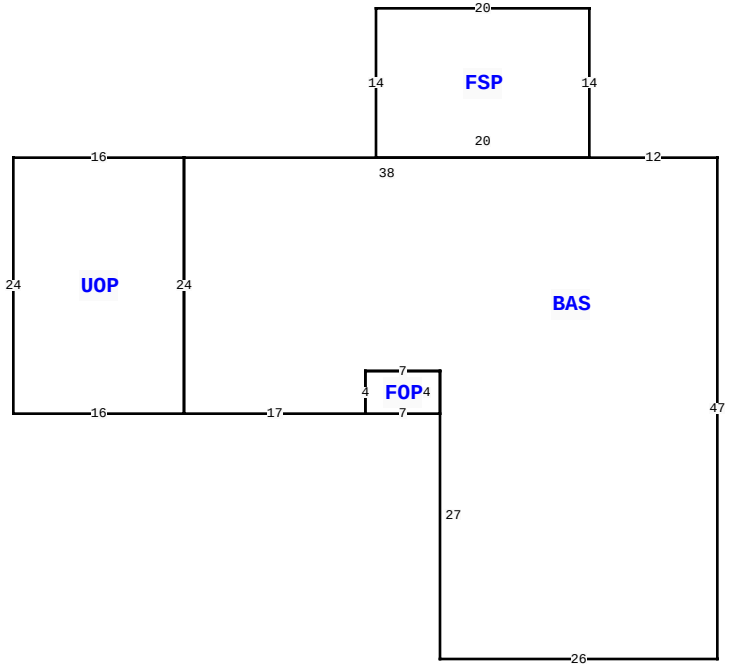
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	137,818
FOP	28	30		8	623
FSP	280	40		112	8,720
UOP	384	20		77	5,996
TOTALS	2,462			1,967	153,158

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	119.79	235,627	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1770 HX Base Yr 1995



117 SW DYAL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,158
TOTAL MARKET OB/XF VALUE	2,475
TOTAL LAND VALUE - MARKET	39,600
TOTAL MARKET VALUE	195,233
SOH/AGL Deduction	84,515
ASSESSED VALUE	110,718
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	59,307
TOTAL JUST VALUE	195,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,020

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$.

LAND DESCRIPTION

TOTAL OB/XF 2,475

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	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							

REVIEW DATE 01/25/2021 BY BC Total Acres: 1.98 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 11/16/2026 BY SYS