BEG NW COR OF NE1/4 OF SE1/4, RU
W R/W DYAL RD, SW ALONG R/W 134.
CONT SW ALONG CURVE OF R/W 307.2

BOOKALAM PETER DAVID/ANDRYSIAK LAURA
776 SW DYAL AVE
LAKE CITY, FL 32024

2027

27-4S-16-03208-000

BUILDING CHARACTERISTICS

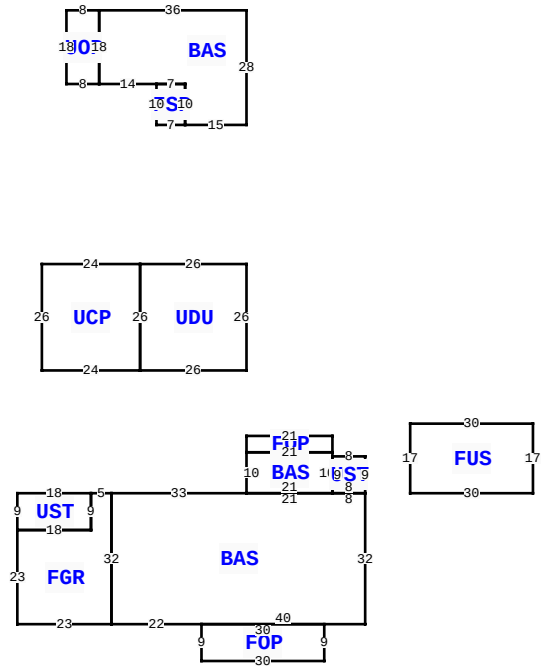
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	06	06
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	210	100		210	17,964
BAS	798	100		798	68,265
BAS	1,984	100		1,984	169,722
FGR	574	55		316	27,033
FOP	84	30		25	2,139
FOP	270	30		81	6,929
FSP	70	40		28	2,395
FUS	510	100		510	43,628
UCP	624	20		125	10,693
UDU	676	55		372	31,823
TOTALS	6,178			4,583	392,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,583	113.1165	124.43	570,263	1920	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2024 Heated Area: 3502 HX Base Yr



** This building has 13 Sub-Areas

776 SW DYAL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	392,056
TOTAL MARKET OB/XF VALUE	47,367
TOTAL LAND VALUE - MARKET	89,775
TOTAL MARKET VALUE	529,198
SOH/AGL Deduction	0
ASSESSED VALUE	529,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	529,198
TOTAL JUST VALUE	529,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,318

SALE:1:1: 11.28 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055261	Electrical Servic		03/18/2026
000048922	Roof Replacement	26,500	12/28/2023
20749	ADDN SFR	136	05/28/2003
12992	STORAGE	160	08/28/1997
12967	POOL	190	08/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1434	12/06/2023	WD	Q	I	01	535,000
GRANTOR: RKLR INVESTMENTS GROU						
GRANTEE: BOOKALAM PETER DAVI						
1504/1428	12/04/2023	WD	U	I	11	100
GRANTOR: HUTCHINSON DAVID LEE						
GRANTEE: RKLR INVESTMENTS GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 S32 E22 E40 N32 W8 W21 $
BAS=[ORIG=0,-90] N28 W36 S18 E14 E7 S10 E15 $
UDU=[ORIG=0,-30] N26 W26 S26 E26 $
UCP=[ORIG=-26,-56] W24 S26 E24 N26 $
FGR=[ORIG=-33,0] W5 S9 W18 S23 E23 N32 $
FUS=[ORIG=40,0] E30 N17 W30 S17 $
FOP=[ORIG=-11,32] S9 E30 N9 W30 $
BAS=[ORIG=21,0] N10 W21 S10 E21 $
UST=[ORIG=-38,0] W18 S9 E18 N9 $
UOP=[ORIG=-36,-118] W8 S18 E8 N18 $
FOP=[ORIG=21,-10] N4 W21 S4 E21 $
UST=[ORIG=29,0] N9 W8 S9 E8 $

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	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	65	23,296	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,800	
4	0166	CONC,PAVMT	0	0	0	0	7,001.00	UT	2.00	2.00	50	1997	1997	3	50	7,001	
5	0282	POOL ENCL	0	0	0	0	1,400.00	UT	15.00	15.00	100	1997	1997	3	40	8,400	
6	0070	CARPORT UF	0	0	18	40	720.00	UT	3.00	3.00	100	2004	2004	3	100	2,160	
7	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0294	SHED WOOD/	0	0	13	16	208.00	UT	7.50	7.50	100	2004	2004	3	100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 47,367

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	7.45	AC		1.00	1.00	1.00	9,500.00	9,500.00	70,775							
3	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 01/17/2024 BY JS Total Acres: 9.45 Total Land Value: 89,775 Market: 0 Agricultural: 0 Common: 89,775 PRINTED 11/17/2026 BY SYS