COMM AT NW COR OF SE1/4 OF NE 1/
612.8 FT FOR POB, E 993.93 FT TO
DYAL AVE, SW ALONG R/W 400.03 FT

WILKEY CHRISTOPHER L/WILKEY TERESA M
554 SW DYAL AVE
LAKE CITY, FL 32025

2027

27-4S-16-03208-211

BUILDING CHARACTERISTICS

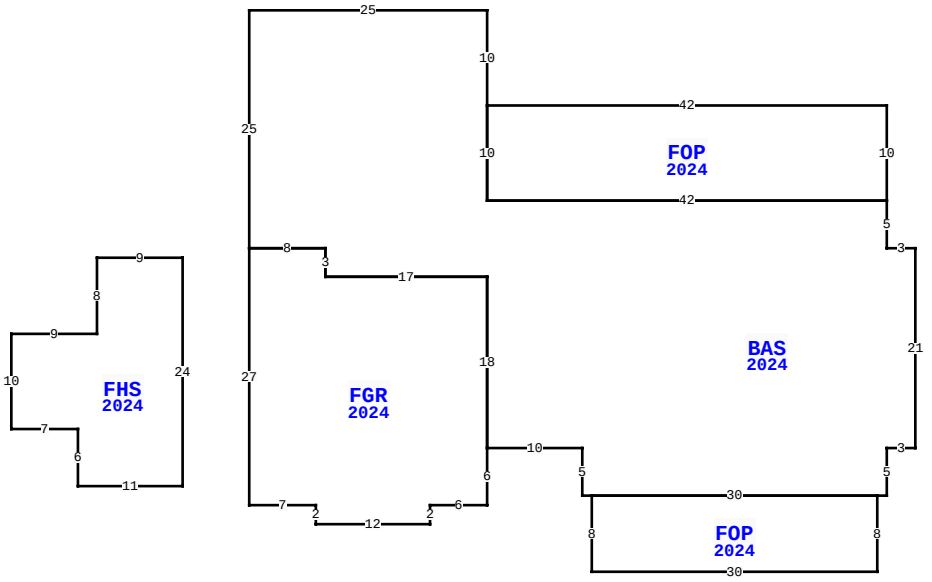
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	2024	1,991	235,819
FGR	648	55	2024	356	42,165
FHS	318	60	2024	191	22,622
FOP	240	30	2024	72	8,528
FOP	420	30	2024	126	14,923
TOTALS	3,617			2,736	324,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,736	109.8720	120.86	330,673	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2309 HX Base Yr 2024



554 SW DYAL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0030	BARN,MT	0	100	24	30	1.00	UT	18,500.00	18,500.00	100	2023	2022		100	18,500	
4	0166	CONC,PAVMT	0	100	0	0	320.00	UT	3.00	3.00	100	2024	2023		100	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	324,060
TOTAL MARKET OB/XF VALUE	23,760
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	417,820
SOH/AGL Deduction	17,800
ASSESSED VALUE	400,020
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	348,609
TOTAL JUST VALUE	417,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048727	Electrical Servic	0	11/21/2023
000045085	New Residential C	200,000	08/01/2022
000044160	Storage Building	20,000	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/1355	1/28/2022	WD	U	I	17	70,000
GRANTOR: CHRIST CENTRAL MINIST						
GRANTEE: WILKEY CHRISTOPHER						
1145/0415	3/10/2008	WD	Q	V		70,000
GRANTOR: PATRICIA BENUSSI						
GRANTEE: CHRIST CENTRAL MINI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S25 E8 S3 E17 S18 E10 S5 E1 E30 E1 N5 E3 N21 W3 N5 W42 N10 N10 W25 $
FGR=[YR=2024;ORIG=50,35] S27 E7 S2 E12 N2 E6 N6 N18 W17 N3 W8 $
FOP=[YR=2024;ORIG=75,20] S10 E42 N10 W42 $
FOP=[YR=2024;ORIG=86,61] S8 E30 N8 W30 $
FHS=[YR=2024;ORIG=34,36] S8 W9 S10 E7 S6 E11 N24 W9 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,760

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					7.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,000							

REVIEW DATE 12/07/2023 BY TW Total Acres: 7.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS