

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

2026

27-4S-16-03208-211

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	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	244,386
FGR	648	55	2024	356	43,697
FHS	318	60	2024	191	23,445
FOP	240	30	2024	72	8,838
FOP	420	30	2024	126	15,466
TOTALS	3,617			2,736	335,830

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 2309						HX Base Yr 2024					

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			335,830
TOTAL MARKET OB/XF VALUE			23,760
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			429,590
SOH/AGL Deduction			41,221
ASSESSED VALUE			388,369
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			336,958
TOTAL JUST VALUE			429,590
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,085

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						

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	0070	CARPOT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	300	
2	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0030	BARN, MT	0	100	24	30	UT	18,500.00	18,500.00	100	2023	2022		100	18,500	
4	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2024	2023		100	960	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/22/2026	
554 SW DYAL AVE, LAKE CITY		MLU	

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