

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

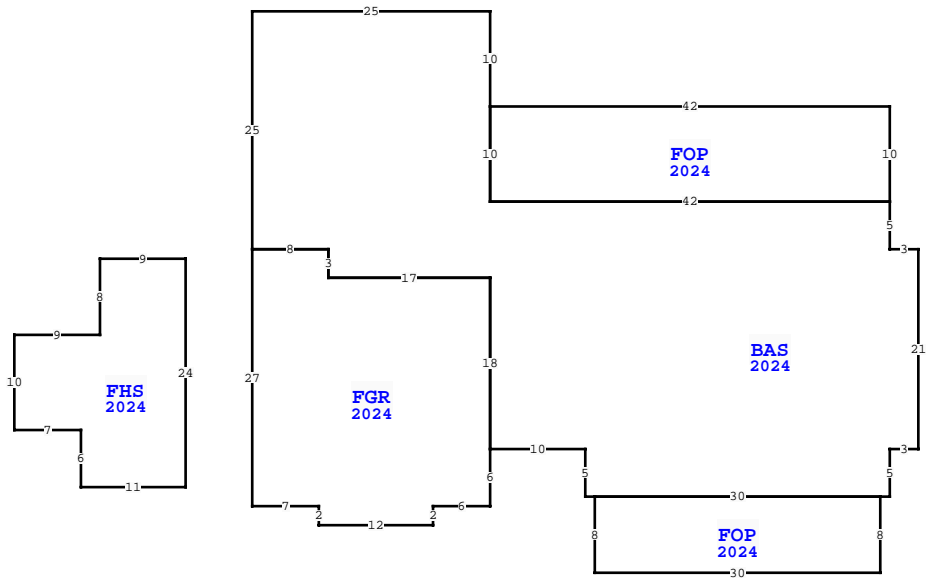
WILKEY CHRISTOPHER L/WILKEY TERESA M
554 SW DYAL AVE
LAKE CITY, FL 32025

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
BAS	1,991	100	2024
FGR	648	55	2024
FHS	318	60	2024
FOP	240	30	2024
FOP	420	30	2024
TOTALS	3,617		

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	123.06	336,692	2023	2023	0	0	2.00	98.00
1 SINGLE FAM 100% - 2024 Heated Area: 2309 HX Base Yr 2024											



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0070	CARPOT UF	0	100 0	1.00
2	9946	Well	0	100 0	1.00
3	0030	BARN, MT	0	100 24 30	1.00
4	0166	CONC, PAVMT	0	100 0	320.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0070	CARPOT UF	0	100 0	1.00	UT	0.00	0.00	100	2014	2014
2	9946	Well	0	100 0	1.00	UT	4,000.00	4,000.00	100		
3	0030	BARN, MT	0	100 24 30	1.00	UT	18,500.00	18,500.00	100	2023	2022
4	0166	CONC, PAVMT	0	100 0	320.00	UT	3.00	3.00	100	2024	2023
TOTALS 23,760											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100					7.00	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	10,000.00	10,000.00	70,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			329,958
TOTAL MARKET OB/XF VALUE			23,760
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			423,718
SOH/AGL Deduction			35,349
ASSESSED VALUE			388,369
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			336,958
TOTAL JUST VALUE			423,718
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						

BUILDING NOTES											
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 \$											

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 \$											
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