COMM AT NW COR OF SE1/4 OF NE1/4
FT FOR POB, CONT S 400 FT, E 993
FT TO W R/W LINE SW DYAL AVE, RU

PIASECKI SUSAN MARGARET/PIASECKI MICHAEL LEO
MICHAEL LEO PIASECKI TRUSTEES, 454 SW DYAL AVE
LAKE CITY, FL 32024

2027

27-4S-16-03208-212

BUILDING CHARACTERISTICS

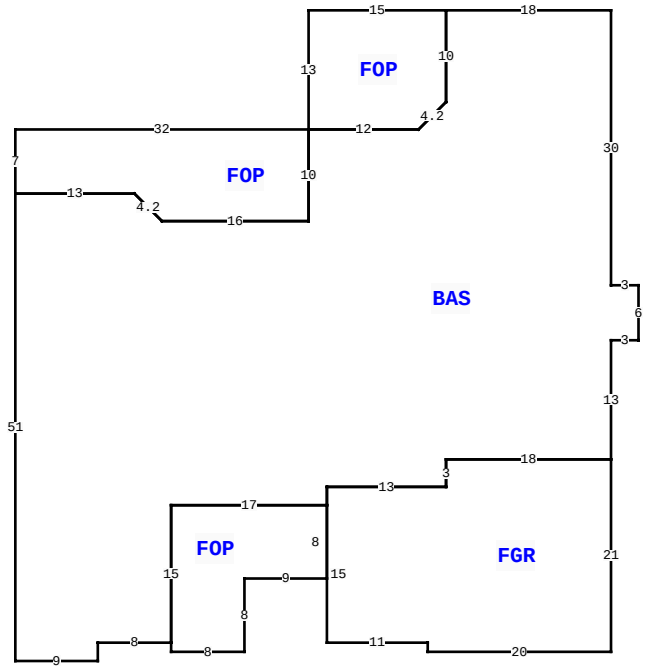
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,802	100		2,802	333,861
FGR	601	55		331	39,439
FOP	191	30		57	6,791
FOP	200	30		60	7,149
FOP	277	30		83	9,889
TOTALS	4,071			3,333	397,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,333	120.3576	132.39	441,256	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 2802 HX Base Yr 2016



454 SW DYAL AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		397,130
TOTAL MARKET OB/XF VALUE		8,872
TOTAL LAND VALUE - MARKET		98,420
TOTAL MARKET VALUE		504,422
SOH/AGL Deduction		145,465
ASSESSED VALUE		358,957
TOTAL EXEMPTION VALUE	HX HB 13	358,957
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		504,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050249	Electrical Servic	0	07/01/2024
32957	SFR	1,109	05/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1925	7/24/2020	QC	U	I	11	100
GRANTOR: MICHAEL L & SUSAN M P						
GRANTEE: SUSAN M PIASECKI &						
1289/2139	2/24/2015	WD	U	V	11	100
GRANTOR: LINDA JOANN & CLAUDIU						
GRANTEE: MICHAEL L & SUSAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W15 S13 E12 R3 U3 N10$ S10 D3 L3 W12 FOP= W32 S7 E13 D3 R3 E16 N10$ S10 W16 L3 U3 W13 S51 E9 N2 E8 FOP= S1 E8 N8 E9 N8 W17 S15$ N15 E17 FGR= S15 E11 S1 E20 N21 W18 S3 W13 S2$ N2 E13 N3 E18 N13 E3 N6 W3 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1,736.00	UT	2.00	2.00	100	2015	2015	3	100	3,472	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 8,872

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			0.00	0.00	10.36	AC		1.00	1.00	1.00	9,500.00	9,500.00	98,420							

REVIEW DATE 03/25/2026 BY robin Total Acres: 10.36 Total Land Value: 98,420 Market: 0 Agricultural: 0 Common: 98,420 PRINTED 11/17/2026 BY SYS