

COMM NE COR OF NE1/4 OF SE1/4, W
POB, SW 881 FT, NW 325 FT TO E R
ALONG R/W 700 FT, E 394.36 FT TO

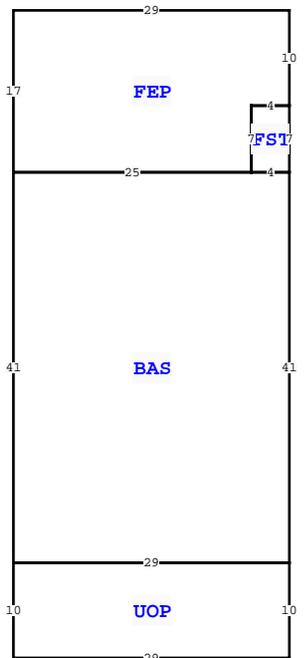
SANDLIN CARL L
783 SW DYAL AVE
LAKE CITY, FL 32024

2026

27-4S-16-03209-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	05	CONV	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	1,189	100	
FEP	465	80	
FST	28	55	
UOP	290	20	
TOTALS	1,972		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,634	99.9900	113.99	186,260	1945	1945	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1189 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		121,069	
TOTAL MARKET OB/XF VALUE		9,300	
TOTAL LAND VALUE - MARKET		71,040	
TOTAL MARKET VALUE		201,409	
SOH/AGL Deduction		0	
ASSESSED VALUE		201,409	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,409	
TOTAL JUST VALUE		201,409	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/2197	10/03/2008	WD	Q	V	03	8,000

GRANTOR: COLUMBIA SERVICE CO
GRANTEE: CARL L & PEGGY A SA

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0041	BARN, MACH	0	0	20	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
5	0070	CARPORT UF	0	0	20	45	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	

TOTAL OB/XF														9,300	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/22/2026			MLU									

BUILDING NOTES													

BUILDING DIMENSIONS													
FEP= N10 W29 S17 E25 BAS= W25 S41 UOP= S10 E29 N10 W29S E29 N41 W4S FST= E4 N7 W4 S7S N7 E4S.													

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	0		A-1	0.00	0.00	5.92	AC		1.00	1.00	1.00	12,000.00	12,000.00	71,040							