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 KENNETH D
805 SW DYAL AVE
LAKE CITY, FL 32024

2027

27-4S-16-03209-000

BUILDING CHARACTERISTICS

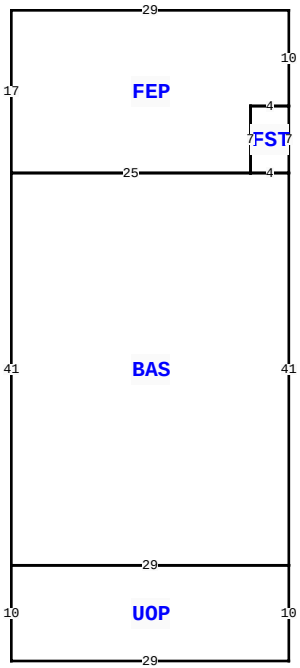
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	85,006
FEP	465	80		372	26,595
FST	28	55		15	1,073
UOP	290	20		58	4,146
TOTALS	1,972			1,634	116,821

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	109.99	179,724	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1189 HX Base Yr



805 SW DYAL AVE, LAKE CITY

BLD DATE		LGL DATE	
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	116,821
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	59,040
TOTAL MARKET VALUE	185,161
SOH/AGL Deduction	0
ASSESSED VALUE	185,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,161
TOTAL JUST VALUE	185,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/138	10/16/2026	WD	U	I	11	100
GRANTOR: SANDLIN JUSTIN L						
GRANTEE: SANDLIN KENNETH D						
1571/1851	6/30/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CARL						
GRANTEE: SANDLIN JUSTIN L						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W29 S17 E25 BAS= W25 S41 UOP= S10 E29 N10 W29$ E29 N41 W4$ FST= E4 N7 W4 S7$ N7 E4$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	0		A-1	0.00	0.00	4.92	AC		1.00	1.00	1.00	12,000.00	12,000.00	59,040							

REVIEW DATE BY Total Acres: 4.92 Total Land Value: 59,040 Market: 0 Agricultural: 0 Common: 59,040 PRINTED 11/17/2026 BY SYS