

COMM SE COR OF W1/2 OF SE1/4, RU
25.06 FT TO W R/W DYAL RD FOR PO
531.30 FT, N 420.14 FT, E 514.64

HANSON ALAN
1160 SW DYAL AVE
LAKE CITY, FL 32024-4514

2026

27-4S-16-03218-005


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Architectual	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		01		
	NEIGHBORHOOD/LOC	27416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
TOTALS	1,512			1,512	89,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	1997	1997	0	0	45.00	55.00
1 MANUF 1		100% - 2009		Heated Area: 1512				HX Base Yr 2019			

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		89,040	
TOTAL MARKET OB/XF VALUE		12,700	
TOTAL LAND VALUE - MARKET		60,120	
TOTAL MARKET VALUE		161,860	
SOH/AGL Deduction		73,990	
ASSESSED VALUE		87,870	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		36,459	
TOTAL JUST VALUE		161,860	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,850	
SALE:1:1: 5.01 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/495	3/10/2023	QC	U	I	11	100
GRANTOR: DEPRATTER APRIL CHRIS						
GRANTEE: HANSON ALAN						
1358/1922	4/23/2018	WD	Q	I	01	94,000
GRANTOR: LINDA SPENCER STRATTO						
GRANTEE: ALAN & APRIL C HANS						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	10	10	UT	2.00	2.00	100	1996	1996	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,600	
7	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,200	

TOTAL OB/XF											
12,700											
1160 SW DYAL AVE, LAKE CITY											
BLD DATE		LGL DATE		04/22/2026		MLU					
XF DATE		AG DATE									
INC DATE											

BUILDING NOTES											
<p>BAS= W56 S27 E56 N27S.</p>											

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							