

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				
	Units	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		55,110	
TOTAL MARKET VALUE		156,850	
SOH/AGL Deduction		68,980	
ASSESSED VALUE		87,870	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		36,459	
TOTAL JUST VALUE		156,850	
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		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	100	0
2	0261	PRCH, UOP	0	100	0
3	9945	Well/Sept	0	100	0
4	0166	CONC, PAVMT	0	100	10
5	0261	PRCH, UOP	0	100	0
6	0296	SHED METAL	0	100	0
7	0296	SHED METAL	0	100	0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1996
2	0261	PRCH, UOP	0	100	0	1.00	UT	0.00	0.00	100	2014
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	
4	0166	CONC, PAVMT	0	100	10	100.00	UT	2.00	2.00	100	1996
5	0261	PRCH, UOP	0	100	0	1.00	UT	0.00	0.00	100	2014
6	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014
7	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014
12,700											

BUILDING NOTES											
1160 SW DYAL AVE, LAKE CITY											
04/07/2025 MLU											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$.											

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	11,000.00	11,000.00	55,110							