

COMM SE COR OF W1/2 OF SE1/4,  
 RUN N 580.14 FT, RUN W TO C/L  
 DYAL RD, CONT W 41.72 FT TO W

WRIGHT TRISHIA A  
 980 SW DYAL AVE  
 LAKE CITY, FL 32024-4513

**2026**

27-4S-16-03218-006  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0200 MOBILE HOME
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	2,356 100 2,356 168,636
FOP	152 35 53 3,793
FOP	448 35 157 11,238
TOTALS	2,956 2,566 183,666

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF 2	100% - 2021										
Heated Area: 2356 HX Base Yr 2021												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			183,666
TOTAL MARKET OB/XF VALUE			13,982
TOTAL LAND VALUE - MARKET			55,110
TOTAL MARKET VALUE			252,758
SOH/AGL Deduction			88,238
ASSESSED VALUE			164,520
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			113,109
TOTAL JUST VALUE			252,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,758
SALE:1:1: SALE INCL RE# 03218-007			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12761	PUMP/UTPOL	30	07/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/0158	2/14/2020	WD	Q	I	01	149,900
GRANTOR: AUGUSTA BARTH						
GRANTEE: TRISHIA A WRIGHT						
1390/2295	7/10/2019	WD	U	I	11	0
GRANTOR: KAREN RENEE ROBERTS &						
GRANTEE: AUGUSTA BARTH						

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	2.00	UT	1,200.00	100	1998	1998	3	100	2,400	
2	0294	SHED WOOD/	0	100	0	0	120.00	UT	7.50	100	1997	1997	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	8	10	80.00	UT	2.00	100	1997	1997	3	100	160	
5	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	100	1997	1997	3	100	192	
6	0040	BARN,POLE	0	100	34	38	1,292.00	UT	2.50	100	1997	1997	3	100	3,230	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	

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	11,000.00	11,000.00	55,110							

TOTAL OB/XF																													
													13,982																
REVIEW DATE 07/16/2019 BY KR																													
Total Acres: 5.01													Total Land Value: 55,110					Market: 0					Agricultural: 0			Common: 55,110			