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

2027

27-4S-16-03218-006

BUILDING CHARACTERISTICS

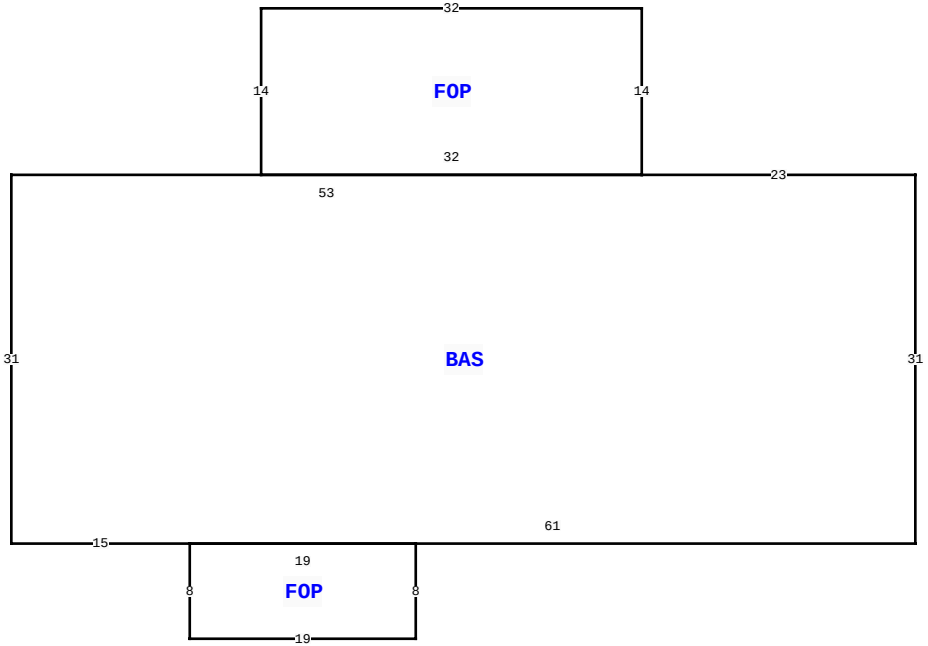
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	163,517
FOP	152	35		53	3,678
FOP	448	35		157	10,897
TOTALS	2,956			2,566	178,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,566	131.4500	126.19	323,804	1998	1998	0	0	0	45.00	55.00

1 MANUF 2 100% - 2021 Heated Area: 2356 HX Base Yr 2021



980 SW DYAL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	2,400	
2	0294	SHED WOOD/	0	100	0	0	120.00	UT	7.50	7.50	100	1997	1997	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	8	10	80.00	UT	2.00	2.00	100	1997	1997	3	100	160	
5	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1997	1997	3	100	192	
6	0040	BARN,POLE	0	100	34	38	1,292.00	UT	2.50	2.50	100	1997	1997	3	100	3,230	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,092
TOTAL MARKET OB/XF VALUE	13,982
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	252,194
SOH/AGL Deduction	82,738
ASSESSED VALUE	169,456
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	118,045
TOTAL JUST VALUE	252,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,057

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N14 W32 S14 E32$ W53 S31 E15 FOP= S8 E19 N8 W19$ E61 N31$.

LAND DESCRIPTION

TOTAL OB/XF 13,982

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	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							

REVIEW DATE 07/16/2019 BY KR Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS