

BEG INTERS E LINE OF SEC 30 & NW  
 RUN N 69 DEG W 453.57 FT, N 9 DE  
 69 DEG E 373.28 FT TO W LINE OF

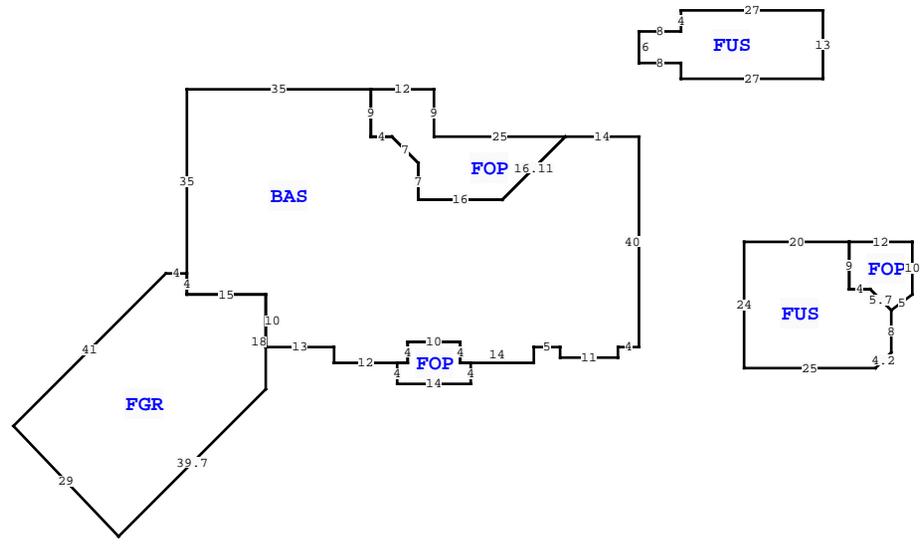
DYAL JEREMY SHAWN/DYAL EVA MARIE  
 6952 SW ST RD 247  
 LAKE CITY, FL 32024

**2026**

30-4S-16-03238-004  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		Heated Area: 4412					HX Base Yr 2023	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,425	100		3,425	371,040
FGR	1,318	55		725	78,541
FOP	96	30		29	3,142
FOP	126	30		38	4,117
FOP	385	30		116	12,566
FUS	399	100		399	43,225
FUS	588	100		588	63,700
<b>TOTALS</b>	<b>6,337</b>			<b>5,320</b>	<b>576,331</b>

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	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	3,436.00	UT	1.50	1.50	100	2001	2001	3	100	5,154	
3	0260	PAVEMENT-A	0	100	0	9,013.00	UT	0.90	0.90	100	2001	2001	3	100	8,112	
4	0280	POOL R/CON	0	100	18	36	UT	70.00	70.00	100	2001	2001	3	79	35,834	

EXTRA FEATURES											
6952 SW STATE ROAD 247 , LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026		MLU						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		576,331	
TOTAL MARKET OB/XF VALUE		50,300	
TOTAL LAND VALUE - MARKET		68,770	
TOTAL MARKET VALUE		695,401	
SOH/AGL Deduction		37,691	
ASSESSED VALUE		657,710	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		606,299	
TOTAL JUST VALUE		695,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		678,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045394	Roof Replacement	34,830	09/08/2022
18804	POOL	125	10/08/2001
17780	SFR	635	12/28/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1342	5/23/2022	WD	Q	I	01	710,000

GRANTOR: STRAIT ALISHA CHASE						
GRANTEE: DYAL JEREMY SHAWN						
1295/0479	5/26/2015	QC	U	I	11	100
GRANTOR: JAMES H NORTON II						
GRANTEE: ALISHA CHASE STRAIT						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W14 FOP= W25 N9 W12 S9 E4 D5 R5 S7 E16 R12 U12 \$ D12 L12 W16 N7 L5 U5 W4 N9 W35 S35 FGR= W4 L29 D29 D21 R20 R28 U28 N18 W15 N4\$ S4 E15 S10 E13 S3 E12 FOP= S4 E14 N4 W2 N4 W10 S4 W2\$ E2 N4 E10 S4 E14 N3 E5 S2 E11 N2 E4 N40\$ PTR= N20 FUS= S6 E8 S3 E27 N13 W27 S4 W8 \$ S20 PTR= S20 E20 FUS= S24 E25 U3 R3 N8 FOP= R4 U3 N10 W12 S9 E4 D4 R4 \$ L4 U4 W4 N9 W20\$ N20 W20\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0100	C	SFR	100		A-1	0.00	0.00	5.29	AC		1.00	1.00	1.00	13,000.00	13,000.00	68,770							