THE S 6 2/3 AC OF NE1/4 OF SE1/4
524-095, 762-2243, DC 814-040, 8

JOHNS LINDA DIANE H
846 SW CHARLES TER
LAKE CITY, FL 32024

2026

25-4S-15-00398-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

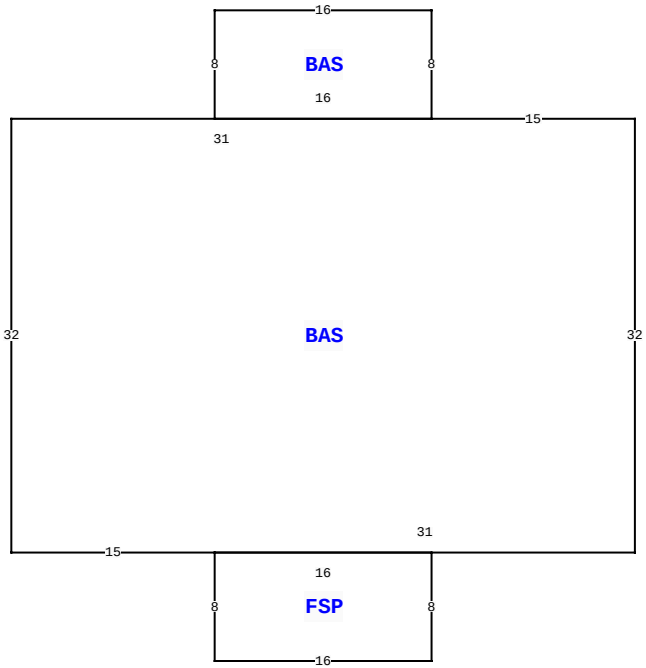
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	9,040
BAS	1,472	100		1,472	103,966
FSP	128	40		51	3,602
TOTALS	1,728			1,651	116,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	97.0200	108.66	179,398	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1600 HX Base Yr 1996



846 SW CHARLES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,609
TOTAL MARKET OB/XF VALUE		11,500
TOTAL LAND VALUE - MARKET		66,600
TOTAL MARKET VALUE		194,709
SOH/AGL Deduction		107,870
ASSESSED VALUE		86,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,117
TOTAL JUST VALUE		194,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042292	Roof Replacement	16,823	07/12/2021
39301	M H	0	02/25/2020
10198	M H	125	09/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1543/1331	6/26/2025	LE	U	I	14	100
GRANTOR: JOHNS LINDA DIANE H (						
GRANTEE: CREWS TARA NICOLE (						
1541/1759	6/02/2025	LE	U	I	14	100
GRANTOR: JOHNS LINDA DIANE H (						
GRANTEE: HERB CRAIG KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N8 W16 S8 E16$ W31 S32 E15 FSP= S8 E16 N8 W16$ E31 N32$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
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	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,500

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	0100	C	SFR	100		A-1	0.00	0.00	6.66	AC		1.00	1.00	1.00	10,000.00	10,000.00	66,600							

REVIEW DATE 04/22/2022 BY JS Total Acres: 6.66 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 10/07/2025 BY SYS