BEG SW COR OF SW1/4 OF NW1/4, RU LINE 1022.26 FT, E APPROX 750.65 FT, W 803.95 FT TO POB EX A STRI

JOHNS CLAUDIUS F III/JOHNS LINDA D
463 SW DYAL AVE
LAKE CITY, FL 32024

2026

26-4S-16-03189-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 01

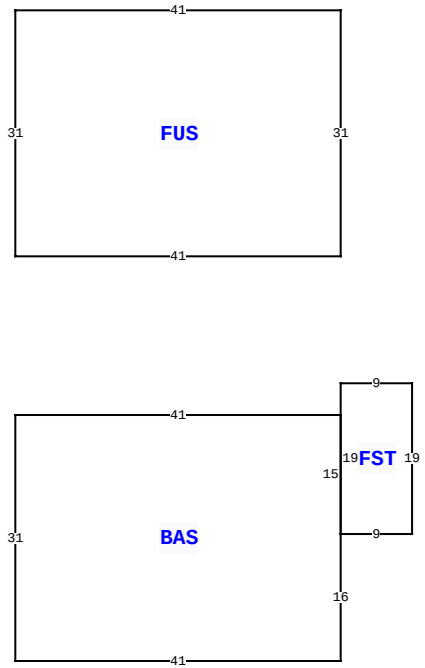
NEIGHBORHOOD/LOC 26416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100		1,271	102,599
FST	171	55		94	7,588
FUS	1,271	100		1,271	102,599
TOTALS	2,713			2,636	212,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,636	110.8800	124.19	327,365	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2542 HX Base Yr



463 SW DYAL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,787
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		85,320
TOTAL MARKET VALUE		237,323
SOH/AGL Deduction		115,667
ASSESSED VALUE		121,656
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,934
TOTAL JUST VALUE		300,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054083	Roof Replacement	20,000	09/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/1721	1/30/2025	LE	U	I	14	100

GRANTOR: JOHNS CLAUDIUS F III

GRANTEE: JOHNS CLAUDIUS F II

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S31 E41 N16 FST= E9N19 W9 S19$ N15$ PTR=N20 FUS= N31 W41 S31 E41$ S20$.

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	7.20	AC		1.00	1.00	1.00	280.00	280.00	2,016							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	64,800							
4	0000	C	VAC RES	100		A-1	0.00	0.00	1.28	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,520							

REVIEW DATE 07/09/2019 BY KR Total Acres: 9.48 Total Land Value: 22,536 Market: 64,800 Agricultural: 2,016 Common: 20,520 PRINTED 11/18/2025 BY SYS