THE S 6 2/3 AC OF NE1/4 OF SE1/4
IN WD 1557-1162.

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

2027

25-4S-15-00398-000

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

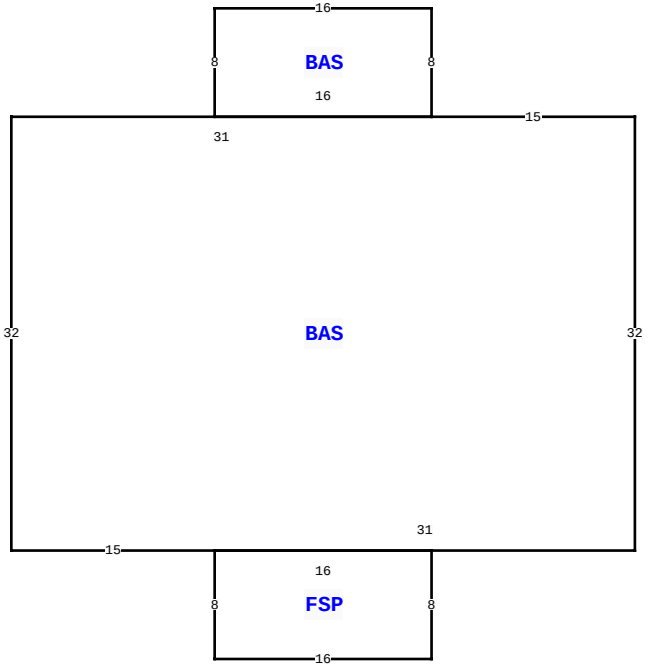
NEIGHBORHOOD/LOC 25415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	8,879
BAS	1,472	100		1,472	102,110
FSP	128	40		51	3,538
TOTALS	1,728			1,651	114,527

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	106.72	176,195	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 05/06/2026 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	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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0261	PRCH, UOP	0	100	12	10	120.00	UT	10.00	10.00	100	2026	2025		100	1,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
7	0060	CARPORT F	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,527
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		72,800
TOTAL MARKET VALUE		195,427
SOH/AGL Deduction		109,281
ASSESSED VALUE		86,146
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,735
TOTAL JUST VALUE		195,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,509

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$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	5.60	AC		1.00	1.00	1.00	13,000.00	13,000.00	72,800							

REVIEW DATE 06/04/2025 BY KS Total Acres: 5.60 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 11/17/2026 BY SYS