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
463 SW DYAL AVE
LAKE CITY, FL 32024

2027

26-4S-16-03189-002

BUILDING CHARACTERISTICS

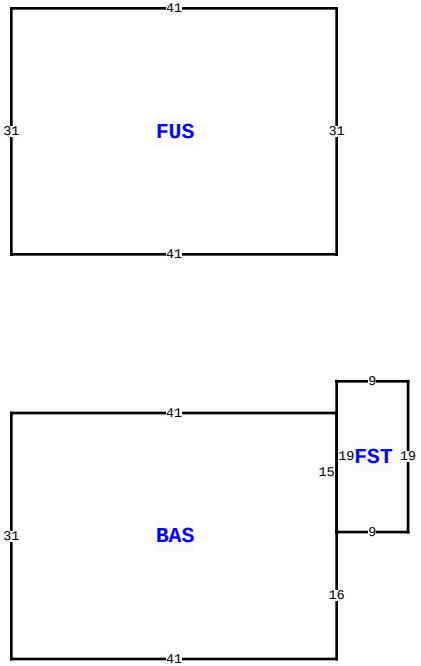
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	100,766
FST	171	55		94	7,452
FUS	1,271	100		1,271	100,766
TOTALS	2,713			2,636	208,983

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	121.97	321,513	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	05/04/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,983
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		90,060
TOTAL MARKET VALUE		234,659
SOH/AGL Deduction		109,773
ASSESSED VALUE		124,886
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,475
TOTAL JUST VALUE		301,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,847

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
1565/2358	4/16/2026	LE	U	I	11	100
GRANTOR: JOHNS CLAUDIUS FURLON						
GRANTEE: THOMAS ASHLEY JOHNS						
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$.

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	9,500.00	9,500.00	9,500							
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	9,500.00	9,500.00	68,400							
4	0000	C	VAC RES	100		A-1	0.00	0.00	1.28	AC		1.00	1.00	1.00	9,500.00	9,500.00	12,160							

REVIEW DATE 07/09/2019 BY KR Total Acres: 9.48 Total Land Value: 23,676 Market: 68,400 Agricultural: 2,016 Common: 21,660 PRINTED 11/16/2026 BY SYS