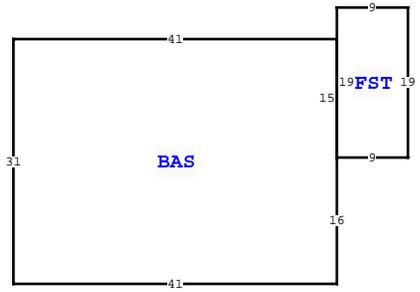
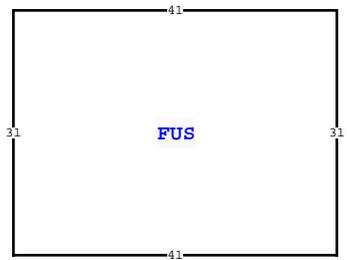


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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
BAS	1,271	100	
FST	171	55	
FUS	1,271	100	
TOTALS	2,713		

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%	- 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	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			216,574
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			90,060
TOTAL MARKET VALUE			242,250
SOH/AGL Deduction			120,943
ASSESSED VALUE			121,307
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			69,896
TOTAL JUST VALUE			308,634
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
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\$.	

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

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	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							