COMM AT SW COR OF NW 1/4 OF SEC,
POB, N 465.93 FT, N 11.04 FT, N
775.23 FT, S 586.95 FT, W 780.64

THOMAS ASHLEY JOHNS/THOMAS ADAM JACKSON
16505 NW 205TH ST
HIGH SPINGS, FL 32643

2026

26-4S-16-03189-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

533 SW DYAL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,610
TOTAL MARKET VALUE	2,906
SOH/AGL Deduction	0
ASSESSED VALUE	2,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,906
TOTAL JUST VALUE	98,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055297	New Residential C	685,000	03/23/2026
000053340	Right-of-Way Acce		06/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1717	1/30/2025	WD	U	V	11	100

GRANTOR: JOHNS CLAUDIUS F III

GRANTEE: THOMAS ASHLEY JOHNS

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		00	0.00	0.00	10.38	AC		1.00	1.00	1.00	280.00	280.00	2,906							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	10.38	AC		1.00	1.00	1.00	9,500.00	9,500.00	98,610							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.38 Total Land Value: 2,906 Market: 98,610 Agricultural: 2,906 Common: 0 PRINTED 05/12/2026 BY SYS