

BEG NE COR OF NE1/4 OF SE1/4, RU
TO SE COR, RUN W ALONG S LINE 96
W 790.90 FT, N 28 DEG E 1062.69

SANDLIN JUSTIN L/SANDLIN KENNETH D
805 SW DYAL AVE
LAKE CITY, FL 32024

2026

27-4S-16-03208-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,700 TOTAL LAND VALUE - MARKET 126,800 TOTAL MARKET VALUE 15,753 SOH/AGL Deduction 0 ASSESSED VALUE 15,753 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,753 TOTAL JUST VALUE 135,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 127,575																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1563/2207</td> <td>3/24/2026</td> <td>PB U</td> <td></td> <td>I</td> <td>18</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: SANDLIN CARL L (ESTAT)</td> </tr> <tr> <td colspan="7">GRANTEE: SANDLIN JUSTIN L</td> </tr> <tr> <td>1561/1046</td> <td>2/23/2026</td> <td>PB U</td> <td></td> <td>I</td> <td>18</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT (SANDL)</td> </tr> <tr> <td colspan="7">GRANTEE: SANDLIN CARL L (EST)</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1563/2207	3/24/2026	PB U		I	18	0	GRANTOR: SANDLIN CARL L (ESTAT)							GRANTEE: SANDLIN JUSTIN L							1561/1046	2/23/2026	PB U		I	18	0	GRANTOR: CLERK OF COURT (SANDL)							GRANTEE: SANDLIN CARL L (EST)						
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TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 05/04/2026 MLU INC DATE AG DATE																																																										
EXTRA FEATURES										845 SW DYAL AVE, LAKE CITY																																																																				
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800																																																														
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300																																																														
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500																																																														
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																																														
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400																																																														
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500																																																														
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																																																														
										TOTAL OB/XF 8,700																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.85	AC		1.00	1.00	1.00	445.00	445.00	7,053																																																													
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.85	AC		1.00	1.00	1.00	8,000.00	8,000.00	126,800																																																													
REVIEW DATE 07/15/2019 BY KR Total Acres: 15.85 Total Land Value: 7,053 Market: 126,800 Agricultural: 7,053 Common: 0 PRINTED 06/08/2026 BY SYS																																																																														