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

2027

27-4S-16-03208-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.00	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

845 SW DYAL AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	135,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1851	6/30/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CARL						
GRANTEE: SANDLIN JUSTIN L						
1563/2207	3/24/2026	PB	U	I	18	0
GRANTOR: SANDLIN CARL L (ESTAT						
GRANTEE: SANDLIN JUSTIN L						

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
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	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	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 11/17/2026 BY SYS