A STRIP OF LAND 100 FT IN WIDTH THROUGH SW1/4 OF SE1/4 & NW1/4 O OF SE1/4 & SE1/4 OF NE1/4, EX 1.

JOHNS CLAUDIUS F III
463 SW DYAL AVE
LAKE CITY, FL 32024

2027

27-4S-16-03211-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,744
TOTAL MARKET VALUE	2,744
SOH/AGL Deduction	0
ASSESSED VALUE	2,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,744
TOTAL JUST VALUE	2,744
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,744

LAND:1:1: NARROW PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.98	AC		1.00	1.00	0.70	4,000.00	2,800.00	2,744							

REVIEW DATE 12/18/2024 BY TP Total Acres: 0.98 Total Land Value: 2,744 Market: 0 Agricultural: 0 Common: 2,744 PRINTED 11/17/2026 BY SYS