

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/11/2025

Parcel: 26-4S-16-03189-002 (47252)

Owner & Property Info

Result: 29 of 377

Owner	JOHNS CLAUDIUS F III JOHNS LINDA D 463 SW DYAL AVE LAKE CITY, FL 32024		
Site	463 SW DYAL AVE, LAKE CITY		
Description*	BEG SW COR OF SW1/4 OF NW1/4, RUN N ALONG SEC LINE 1022.26 FT, E APPROX 750.65 FT, S 1040.19 FT, W 803.95 FT TO POB EX A STRIP OF LAND DESC IN ORB 1101-1010, ORB 371-702, 764-1262, COMM SE COR OF SE1/4 OF NE1/4, RUN S 84 DEG W 50.07 FT, N 575 FOR POB, RUN ...more>>>		
Area	9.48 AC	S/T/R	26-4S-16
Use Code**	IMPROVED AG (5000)	Tax District	2
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,240	Mkt Land	\$20,520
Ag Land	\$4,834	Ag Land	\$2,016
Building	\$192,226	Building	\$205,042
XFOB	\$2,000	XFOB	\$2,000
Just	\$353,106	Just	\$292,362
Class	\$217,300	Class	\$229,578
Appraised	\$217,300	Appraised	\$229,578
SOH/10% Cap	\$99,585	SOH/10% Cap	\$107,922
Assessed	\$117,715	Assessed	\$121,656
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$67,715 city:\$0 other:\$0 school:\$92,715	Total Taxable	county:\$70,934 city:\$0 other:\$0 school:\$96,656

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/30/2025	\$100	1532 / 1721	LE	I	U	14

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1982	2542	2713	\$205,042

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$600.00	80.00	8 x 10
0166	CONC,PAVMT	2014	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000
6200	PASTURE 3 (AG)	7.200 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$2,016
9910	MKT.VAL.AG (MKT)	7.200 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$64,800
0000	VAC RES (MKT)	1.280 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$11,520

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