

JOHNS LONNIE R JR/JOHNS TAMMIE R
595 SE TIMBERLINE RANCH GLN
LAKE CITY, FL 32025

12-5S-17-09218-001

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															
Exterior Wall		32	HARDIE BRD 100		0100	01	2,358	111.8700	125.29	295,434	2023	2023	0	0	2.00	98.00	VALUATION BY			STANDARD														
Exterior Wall		00	N/A 0		1 SINGLE FAM 100% - 2025										Heated Area: 1969										HX Base Yr 2025									
Roof Structur		08	IRREGULAR 100																	Tax Group: 3					Tax Dist:									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					289,525									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					1,800									
Interior Floo		13	LAM/VNLPLK 100																	TOTAL LAND VALUE - MARKET					270,000									
Interior Floo		00	N/A 0																	TOTAL MARKET VALUE					314,703									
Air Condition		03	CENTRAL 100																	ASSESSSED VALUE					314,703									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,722									
Bedrooms			2 100																	BASE TAXABLE VALUE					263,981									
Bathrooms			2 100																	TOTAL JUST VALUE					561,325									
																				NCON VALUE					0									
Frame		02	WOOD FRAME 100		INCOME VALUE																													
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE					564,280																								
Units			0 100																															
Condition Adj		03	03 100																															
Kitchen Adjus		01	01 100																															
Quality		05	05																															
DOR CODE		5500	TIMBERLAND 80-89																															
MAP NUM			MKT AREA		02																													
NEIGHBORHOOD/LOC		12517.00		1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,969	100	2024	1,969	241,762																													
FOP	240	30	2024	72	8,841																													
FOP	982	30	2024	295	36,222																													
FST	40	55	2024	22	2,701																													
TOTALS		3,231			2,358	289,525																												
EXTRA FEATURES					595 SE TIMBERLINE RANCH GLEN, LAKE CITY																													
					BLD DATE										LGL DATE					05/20/2024					MLU									
					XF DATE										LAND DATE																			
					INC DATE										AG DATE																			
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	100	0	0			1.00	UT	0.00				0.00	100	2019	2019	3	100	1,800													