COMM SW COR OF SEC, E 71.94 FT T
CR-245, N 1330.35 FT, N 443.29 F
N 887.82 FT TO INTER OF E R/W OF

JOHNS LONNIE R III
2512 SE FAMILY RD
LULU, FL 32061

2026

12-5S-17-09218-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

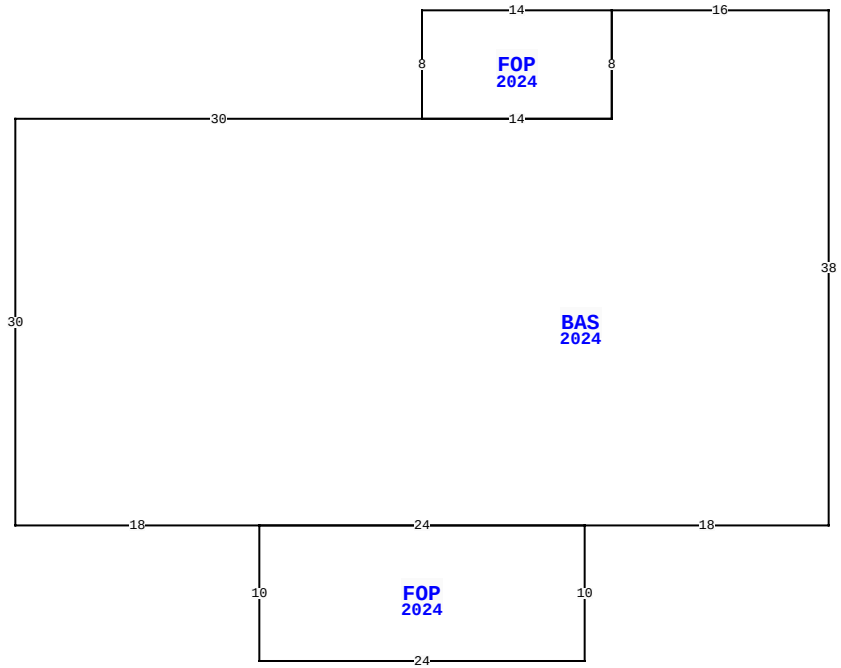
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,928	100	2024	1,928	240,167
FOP	112	30	2024	34	4,236
FOP	240	30	2024	72	8,969
TOTALS	2,280			2,034	253,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	113.4900	127.11	258,542	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 1928 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

8803 SE COUNTY ROAD 245 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	253,371
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	271,408
SOH/AGL Deduction	0
ASSESSED VALUE	271,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,408
TOTAL JUST VALUE	348,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045896	New Residential C	311,000	11/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/2029	4/17/2024	WD	U	I	11	100
GRANTOR: JONES JULIE REVOCABLE						
GRANTEE: JONES JULIE REVOCAB						
1512/2025	4/17/2024	WD	U	I	11	100
GRANTOR: JONES GLENN I JR AND						
GRANTEE: JONES GLENN I JR AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S30 E18 E24 E18 N38 W16 S8 W14 W30 $
FOP=[YR=2024;ORIG=90,2] S8 E14 N8 W14 $
FOP=[YR=2024;ORIG=78,40] S10 E24 N10 W24 $
.

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	5500	A	TIMBER 2	0					8.51	AC		1.00	1.00	1.00	445.00	445.00	3,787							
2	9910	M	MKT.VAL.AG	0					8.51	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,845							
3	0100	C	SFR	0					1.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	14,250							

REVIEW DATE 12/20/2023 BY HC Total Acres: 10.01 Total Land Value: 18,037 Market: 80,845 Agricultural: 3,787 Common: 14,250 PRINTED 11/17/2025 BY SYS