COMM SW COR OF SEC, RUN E 77.97
CR-245, RUN N 795.74 FT FOR POB,
1099.98 FT, N 534.88 FT, RUN W A

STJONES LLC
2205 MCCULLOUGH ST
AUSTIN, TX 78703

2026

12-5S-17-09219-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

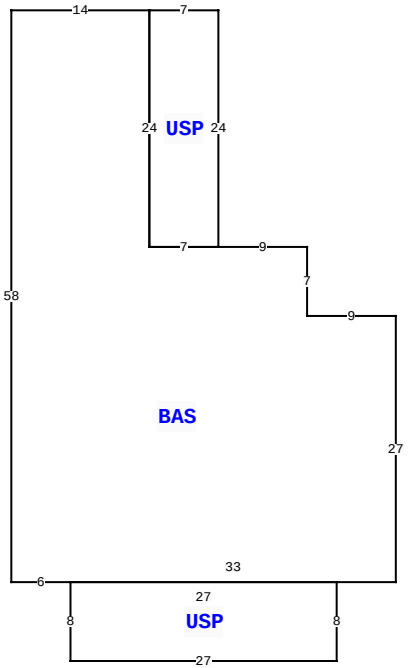
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	1,599	100		1,599	63,057
USP	168	35		59	2,327
USP	216	35		76	2,997
TOTALS	1,983			1,734	68,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	54.1695	60.67	105,202	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1599 HX Base Yr



8995 SE COUNTY ROAD 245 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,381
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	108,640
TOTAL MARKET VALUE	81,979
SOH/AGL Deduction	6,132
ASSESSED VALUE	75,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,847
TOTAL JUST VALUE	177,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,021

SALE:2:1: ALSO INCLUDES #'S 9219-001, 9222, & 1058

SALE:1:1: ALSO PARCELS 09219-001, 09222 & 10580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/1069	1/16/2017	WD	U	I	30	100
GRANTOR: S TODD JONES						
GRANTEE: STJONES LLC						
1200/2068	8/18/2010	WD	U	V	16	100
GRANTOR: SIDDLE JONES FAMILY L						
GRANTEE: S TODD JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S58 E6 USP= S8 E27N8 W27$ E33 N27 W9 N7 W9 USP= N24 W7 S24 E7$ W7 N24$.

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.58	AC		1.00	1.00	1.00	445.00	445.00	5,598							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.58	AC		1.00	1.00	1.00	8,000.00	8,000.00	100,640							

REVIEW DATE 08/01/2017 BY DF Total Acres: 13.58 Total Land Value: 13,598 Market: 100,640 Agricultural: 5,598 Common: 8,000 PRINTED 11/17/2025 BY SYS