NE DIV: NE1/4 OF NW1/4 EX W 10 F
1005-2427, QC 1011-1338, QC 1039

JON FRANZ LLC
12144 US HIGHWAY 301 #522
PARRISH, FL 34219

2026

00-00-00-10949-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 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

258 NE MONTANA ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,092
TOTAL MARKET VALUE	1,092
SOH/AGL Deduction	0
ASSESSED VALUE	1,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,092
TOTAL JUST VALUE	1,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,092

PRMT:1:1: REROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
299	DEMOLISH	5	04/27/2012
1251	REMODEL	35	06/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1699	11/05/2021	QC	U	V	11	100
GRANTOR: FRANZ HENRY JONATHAN						
GRANTEE: JON FRANZ LLC						
1413/0137	2/11/2020	QC	U	V	11	2,500
GRANTOR: PBM ASSET MANAGEMENT						
GRANTEE: HENRY JONATHAN FRAN						

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		*RSF	-342.00	52.00	2,184.00	SF		1.00	1.00	1.00	0.50	0.50	1,092							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.05 Total Land Value: 1,092 Market: 0 Agricultural: 0 Common: 1,092 PRINTED 04/09/2026 BY SYS