COMM SW COR OF SEC, E 71.94 FT T
CR-245, N 1330.35 FT, E 491.33 F
FT, E 373.93 FT, E 492 FT TO POB

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

2027

12-5S-17-09218-001

BUILDING CHARACTERISTICS

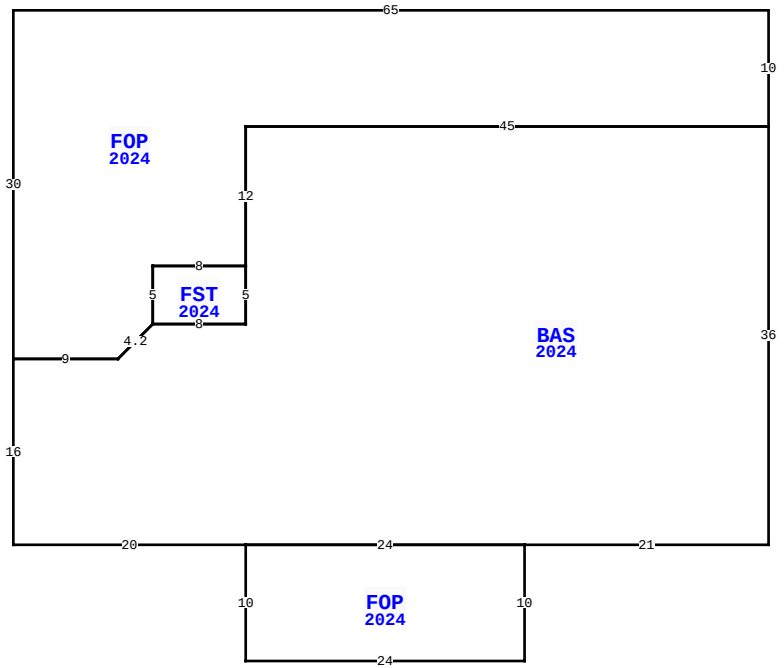
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	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	237,459
FOP	240	30	2024	72	8,683
FOP	982	30	2024	295	35,577
FST	40	55	2024	22	2,653
TOTALS	3,231			2,358	284,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	111.8700	123.06	290,175	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1969 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

595 SE TIMBERLINE RANCH GLEN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,372
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		309,550
SOH/AGL Deduction		0
ASSESSED VALUE		309,550
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,139
TOTAL JUST VALUE		556,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054000	Storage Building	28,467	09/08/2025
000053930	Right-of-Way Acce		08/27/2025
000044449	New Residential C	290,000	05/16/2022
000041866	Electrical Servic	0	05/07/2021
38971	M H	0	12/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/990	8/19/2025	WD	U	I	11	100
GRANTOR: JOHNS LONNIE R JR						
GRANTEE: JOHNS LONNIE R JR						
1512/2029	4/17/2024	WD	U	I	11	100
GRANTOR: JONES JULIE REVOCABLE						
GRANTEE: JONES JULIE REVOCAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S16 E20 E24 E21 N36 W45 S12 S5 W8 D3L3 W9 $
FOP=[YR=2024;ORIG=60,-20] S30 E9 U3R3 N5 E8 N12 E45 N10 W65 $
FOP=[YR=2024;ORIG=80,26] S10 E24 N10 W24 $
FST=[YR=2024;ORIG=72,2] S5 E8 N5 W8 $
.

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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	100					1.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,500							
2	6200	A	PASTURE 3	0					17.00	AC		1.00	1.00	1.00	280.00	280.00	4,760							
3	5500	A	TIMBER 2	0					11.50	AC		1.00	1.00	1.00	445.00	445.00	5,118							
4	9910	M	MKT.VAL.AG	0					28.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	256,500							

REVIEW DATE 12/19/2023 BY HC Total Acres: 30.00 Total Land Value: 23,378 Market: 256,500 Agricultural: 9,878 Common: 13,500 PRINTED 11/17/2026 BY SYS