

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

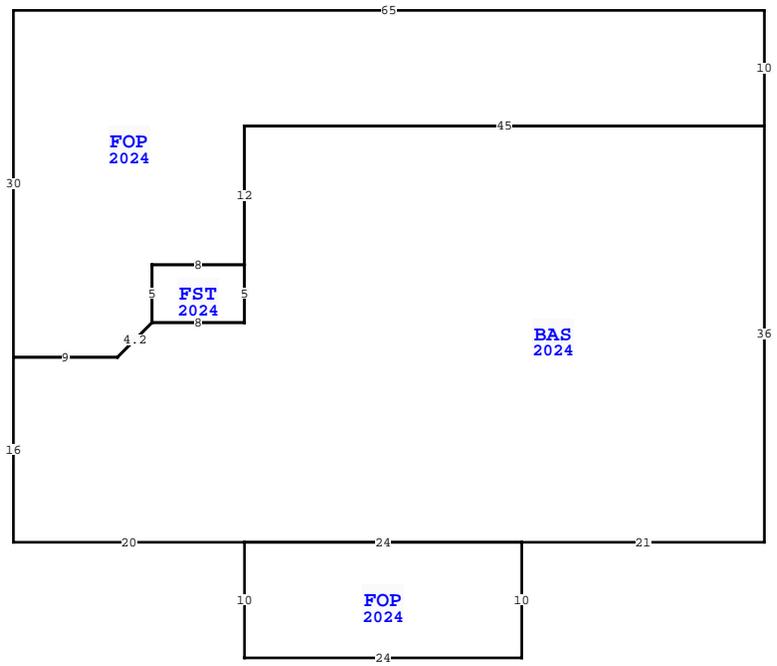
JOHNS LONNIE R JR/JOHNS TAMMIE R
595 SE TIMBERLINE RANCH GLN
LAKE CITY, FL 32025

2026

12-5S-17-09218-001

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	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	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2025									
Heated Area: 1969						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			289,525	
TOTAL MARKET OB/XF VALUE			1,800	
TOTAL LAND VALUE - MARKET			270,000	
TOTAL MARKET VALUE			314,703	
SOH/AGL Deduction			0	
ASSESSED VALUE			314,703	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			263,292	
TOTAL JUST VALUE			561,325	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			564,280	

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

EXTRA FEATURES																
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	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

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

BUILDING NOTES	
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 \$	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							