

COMM SW COR OF SEC, E 71.94 FT T  
CR-245, N 1330.35 FT, E 491.33 F  
CONT E 608.97 FT, E 373.93 FT, N

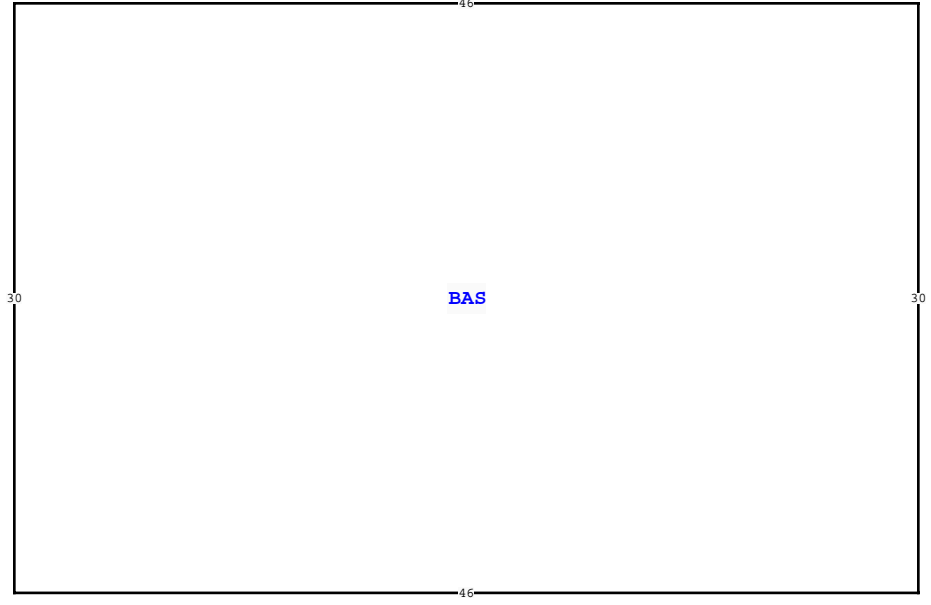
JOHNS BRIAN/JOHNS KATHY  
P O BOX 2585  
LAKE CITY, FL 32056

**2026**

12-5S-17-09218-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Quality	03	03	
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
BAS	1,380	100	
TOTALS	1,380		1,380 122,120

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100% - 2021									Heated Area: 1380	HX Base Yr 2021



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			122,120	
TOTAL MARKET OB/XF VALUE			13,800	
TOTAL LAND VALUE - MARKET			180,000	
TOTAL MARKET VALUE			152,721	
SOH/AGL Deduction			79,634	
ASSESSED VALUE			73,087	
TOTAL EXEMPTION VALUE	HX HB		48,087	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			315,920	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			321,538	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050575	Electrical Servic	0	08/19/2024
39107	M H	0	01/03/2020

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						

EXTRA FEATURES														BLD DATE		LGL DATE	
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	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
TOTALS														13,800		05/07/2026 MLU	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W46 S30 E46 N30\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	100					16.00	AC		1.00	1.00	1.00	445.00	445.00	7,120							
3	5700	A	TIMBER 4	100					3.00	AC		1.00	1.00	1.00	227.00	227.00	681							
4	9910	M	MKT.VAL.AG	100					19.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	171,000							