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

2027

12-5S-17-09218-002

BUILDING CHARACTERISTICS

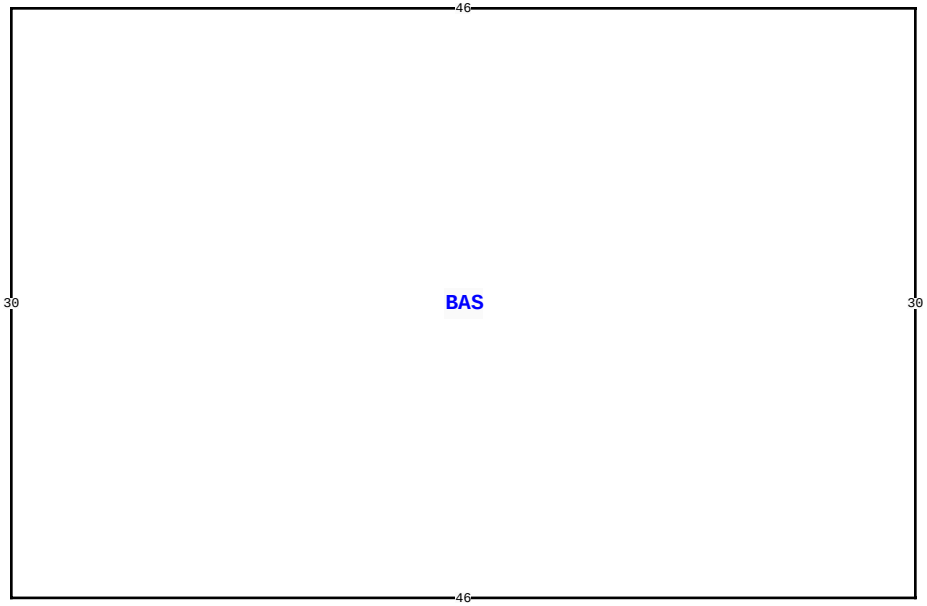
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	120,867
TOTALS	1,380			1,380	120,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,380	102.5100	98.41	135,806	2019	2019	0	0	0	11.00	89.00

1 MANUF 2 100% - 2021 Heated Area: 1380 HX Base Yr 2021



8891 SE COUNTY ROAD 245 , LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,867
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		151,468
SOH/AGL Deduction		76,422
ASSESSED VALUE		75,046
TOTAL EXEMPTION VALUE	HX HB	50,046
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		314,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,920

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S30 E46 N30$.

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	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							

REVIEW DATE 03/25/2026 BY robin Total Acres: 20.00 Total Land Value: 16,801 Market: 171,000 Agricultural: 7,801 Common: 9,000 PRINTED 11/17/2026 BY SYS