

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		1,380 124,637

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		140,042		2019	2019	0	0	11.00	89.00												
Heated Area: 1380 HX Base Yr 2021																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			04/08/2025	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	124,637		
TOTAL MARKET OB/XF VALUE	13,800		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	155,238		
SOH/AGL Deduction	82,151		
ASSESSED VALUE	73,087		
TOTAL EXEMPTION VALUE	HX HB	48,087	
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	318,437		
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																
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			0.00	100	2020	2020	3	100	1,400	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
3	0104	GENERATOR	0	100	0	0			6,000.00	100	2025	2024		90	5,400	

BUILDING NOTES												
8891 SE COUNTY ROAD 245 , LAKE CITY												

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	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								