

COMM SW COR OF SEC, E 71.94 FT T
CR-245, N 1330.35 FT, N 443.29 F
N 887.82 FT TO INTER OF E R/W OF

JOHNS LONNIE R III
8803 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

12-5S-17-09218-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	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		3	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,928	100	2024
FOP	112	30	2024
FOP	240	30	2024
TOTALS	2,280		
		2,034	253,371

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	2,034	113.4900	127.11	258,542	2023	2023	0	0	2.00	98.00														
1 SINGLE FAM 0% - 2024 Heated Area: 1928 HX Base Yr																									
<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></td> <td>04/07/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/07/2025	MLU
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				04/07/2025	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		253,371	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		95,095	
TOTAL MARKET VALUE		271,408	
SOH/AGL Deduction		0	
ASSESSED VALUE		271,408	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		271,408	
TOTAL JUST VALUE		348,466	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,052	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045896	New Residential C	311,000	11/10/2022

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 REVOCABLE						
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

TOTAL OB/XF													
0													
8803 SE COUNTY ROAD 245 , LAKE CITY													

BUILDING NOTES													
BAS=[YR=2024;ORIG=60,10] S30 E18 E24 E18 N38 W16 S8 W14 W30 \$ FOP=[YR=2024;ORIG=90,2] S8 E14 N8 W14 \$ FOP=[YR=2024;ORIG=78,40] S10 E24 N10 W24 \$													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=60,10] S30 E18 E24 E18 N38 W16 S8 W14 W30 \$ FOP=[YR=2024;ORIG=90,2] S8 E14 N8 W14 \$ FOP=[YR=2024;ORIG=78,40] S10 E24 N10 W24 \$													

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	5500	A	TIMBER 2	0					8.51	AC		1.00	1.00	1.00	445.00	445.00	3,787							
2	9910	M	MKT.VAL.AG	0					8.51	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,845							
3	0100	C	SFR	0					1.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	14,250							