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

**2027**

**12-5S-17-09218-003**

## BUILDING CHARACTERISTICS

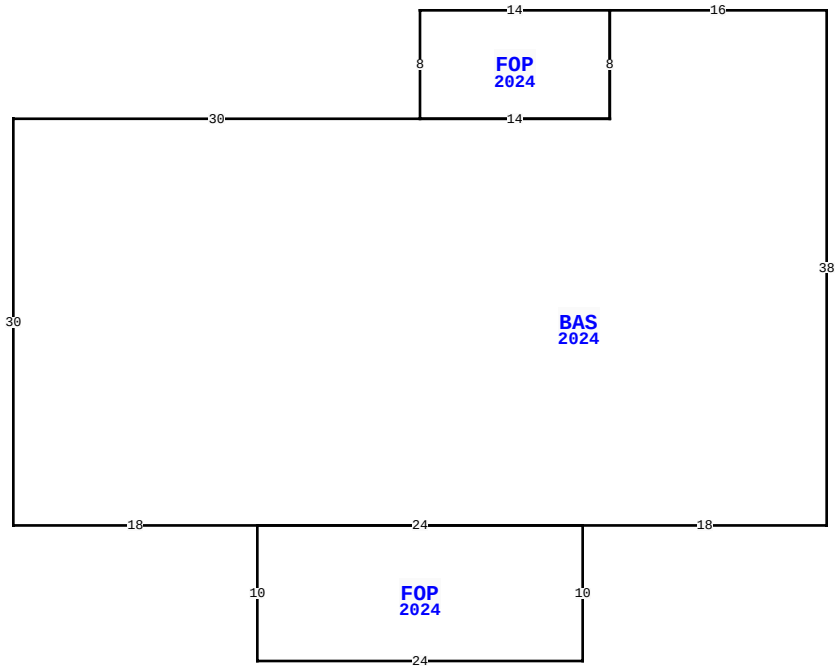
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,928 | 100 | 2024 | 1,928 | 235,878 |
| FOP | 112 | 30 | 2024 | 34 | 4,160 |
| FOP | 240 | 30 | 2024 | 72 | 8,808 |
| TOTALS | 2,280 | | | 2,034 | 248,846 |

## 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 | 124.84 | 253,925 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1928 HX Base Yr




8803 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/06/2026 MLU
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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 248,846 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 110,110 |
| TOTAL MARKET VALUE | 269,133 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 269,133 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 269,133 |
| TOTAL JUST VALUE | 358,956 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 363,481 |

| 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 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=[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 0

| 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 | 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 | 11,000.00 | 11,000.00 | 93,610 | | | | | | | |
| 3 | 0100 | C | SFR | 0 | | | | | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 16,500 | | | | | | | |

REVIEW DATE 12/20/2023 BY HC Total Acres: 10.01 Total Land Value: 20,287 Market: 93,610 Agricultural: 3,787 Common: 16,500 PRINTED 11/17/2026 BY SYS