COMM SW COR OF SEC, E 71.94 FT T
CR-245, N 1330.35 FT, E 3277.79
FT TO N LINE OF S1/2 OF SEC, W 3

SHAW ANGELICA C/SHAW WILLIAM SETH
701 SE TIMBERLINE RANCH GLN
LAKE CITY, FL 32025

2027

12-5S-17-09218-004

BUILDING CHARACTERISTICS

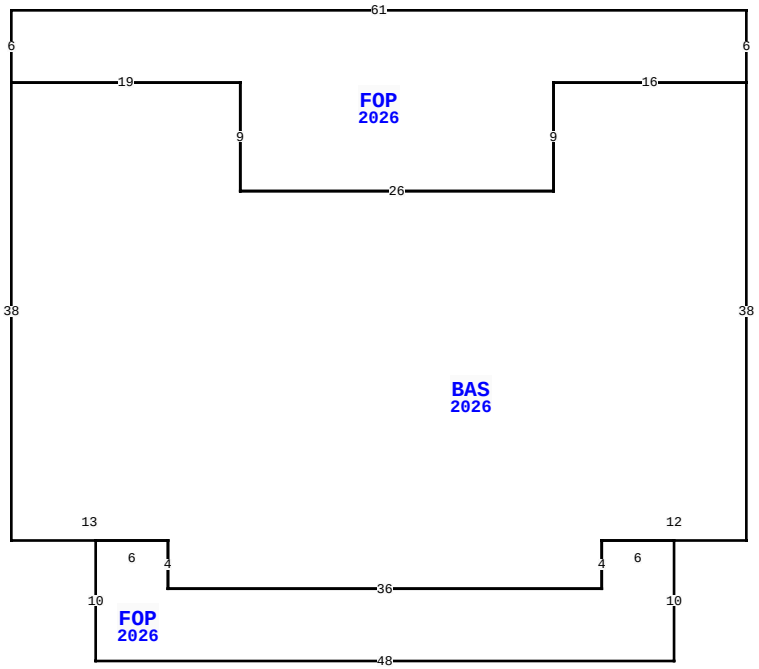
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	2,228	100	2026	2,228	290,620
FOP	336	30	2026	101	13,174
FOP	600	30	2026	180	23,479
TOTALS	3,164			2,509	327,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	118.5800	130.44	327,274	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2228 HX Base Yr 2026



701 SE TIMBERLINE RANCH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		327,274
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		340,885
SOH/AGL Deduction		0
ASSESSED VALUE		340,885
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,474
TOTAL JUST VALUE		435,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050286	New Residential C	350,000	07/03/2024

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=2026;ORIG=90,10] W16 S9 W26 N9 W19 S38 E13 S4 E36 N4 E12 N38 $
FOP=[YR=2026;ORIG=90,4] W61 S6 E19 S9 E26 N9 E16 N6 $
FOP=[YR=2026;ORIG=84,48] W6 S4 W36 N4 W6 S10 E48 N10 $
.

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					9.70	AC		1.00	1.00	1.00	445.00	445.00	4,316							
2	5700	A	TIMBER 4	0					1.30	AC		1.00	1.00	1.00	227.00	227.00	295							
3	9910	M	MKT.VAL.AG	0					11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000							
4	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 12.00 Total Land Value: 13,611 Market: 99,000 Agricultural: 4,611 Common: 9,000 PRINTED 11/17/2026 BY SYS