

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

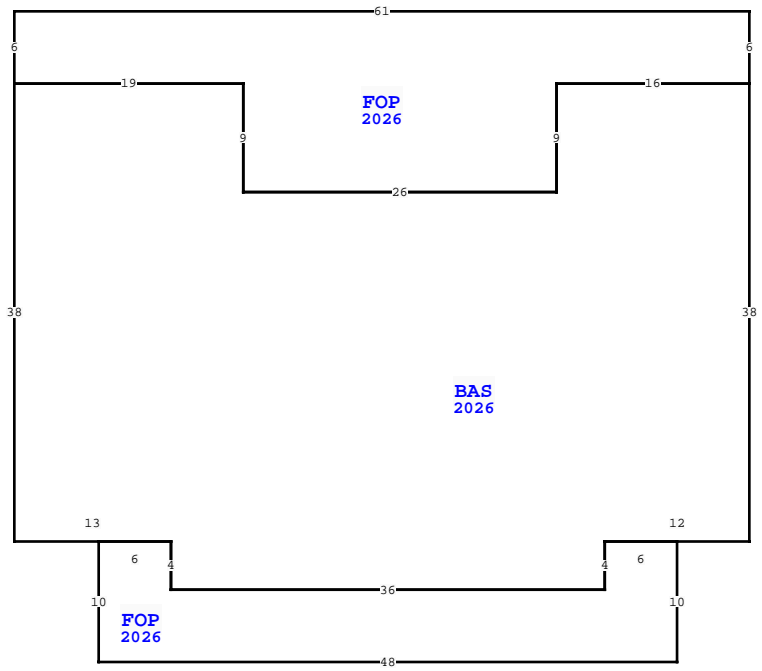
2026

12-5S-17-09218-004



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		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
BAS	2,228	100	2026
FOP	336	30	2026
FOP	600	30	2026
TOTALS	3,164		
		2,509	333,220

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
					Heated Area: 2228						
						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			333,220
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			108,000
TOTAL MARKET VALUE			346,831
SOH/AGL Deduction			0
ASSESSED VALUE			346,831
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			295,420
TOTAL JUST VALUE			441,220
NCON VALUE			333,220
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,000

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	I	11	100
GRANTOR: JONES JULIE REVOCABLE						
GRANTEE: JONES JULIE REVOCABLE						
1512/2025	4/17/2024	WD U	I	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											
701 SE TIMBERLINE RANCH GLN, LAKE CITY											
BLD DATE		LGL DATE		LAND DATE		AG DATE		04/08/2025		MLU	

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 \$									
POP=[YR=2026;ORIG=84,48] W6 S4 W36 N4 W6 S10 E48 N10 \$									

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	DPH 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							