

COMM SW COR OF SEC, E 71.94 FT T  
CR-245, N 1330.35 FT, E 1474.23  
E 492 FT, N 885.89 FT, W 492 FT,

JOHNSON SHAINA G/JOHNSON WILLIAM AUSTIN  
460 SE TIMBERLINE RANCH GLN  
LAKE CITY, FL 32025

**2026**

12-5S-17-09218-005  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	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	1,620	100	2026
TOTALS	1,620		1,620

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%	-	2026							
Heated Area: 1620						HX Base Yr 2026						
TOTALS	1,620		1,620	174,795								

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			174,795
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			196,800
SOH/AGL Deduction			72,618
ASSESSED VALUE			124,182
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			72,771
TOTAL JUST VALUE			291,795
NCON VALUE			181,795
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053320	Mobile Home		06/05/2025

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						

BLD DATE		LGL DATE	
XF DATE	MNC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=20,14] E60 S27 W60 N27 \$												

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	9945	Well/Sept	0	100	0	0			7,000.00	100	2026	2025		100	7,000	

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	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000								
2	5500	A	TIMBER 2	0					9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005								
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000								