

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
			178,383

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	0%	- 2026	Heated Area: 1620			HX Base Yr			
TOTALS	1,620			1,620	178,383						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			178,383
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			198,888
SOH/AGL Deduction			0
ASSESSED VALUE			198,888
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			198,888
TOTAL JUST VALUE			280,383
NCON VALUE			185,383
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 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		BLD DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	9945	Well/Sept	0	0	0	0		7,000.00	100
460 SE TIMBERLINE RANCH GLN, LAKE CITY, FL 32025									

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	0	0	0		7,000.00	100	2026	2025		100	7,000	

BUILDING NOTES			

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

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	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
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	9,500.00	9,500.00	85,500							