N1/2 OF S1/2 OF SE1/4 OF NE1/4 A CR-245.

MARKLE SCOTT
12003 SE COUNTY ROAD 245
LULU, FL 32061

2026

25-5S-17-09375-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

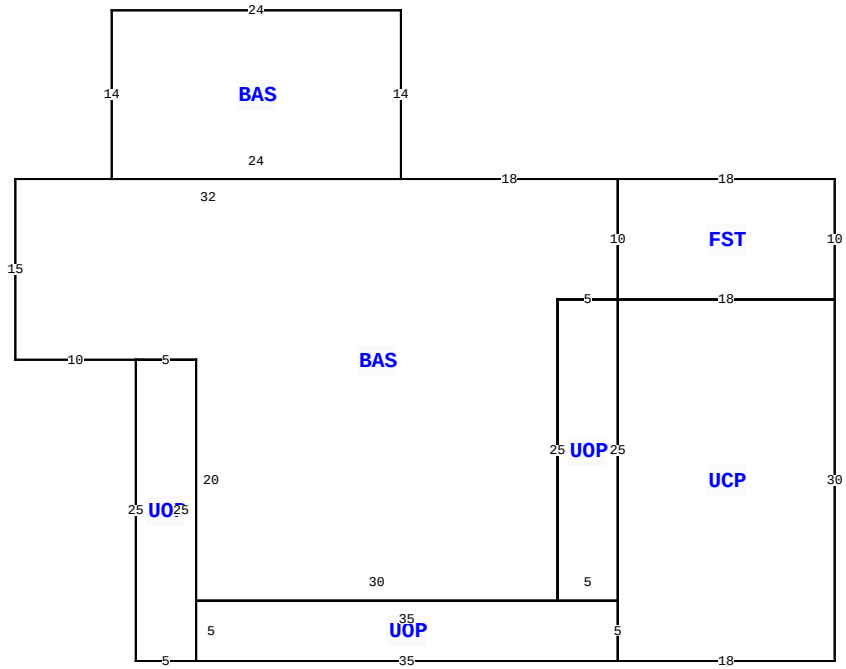
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 60
Roof Cover	12	MODULAR MT 40
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	21,408
BAS	1,325	100		1,325	84,420
FST	180	55		99	6,308
UCP	540	20		108	6,881
UOP	125	20		25	1,593
UOP	125	20		25	1,593
UOP	175	20		35	2,230
TOTALS	2,806			1,953	124,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	87.5160	98.02	191,433	1920	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1661 HX Base Yr 2023



12003 SE COUNTY ROAD 245 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,431
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		36,540
TOTAL MARKET VALUE		162,221
SOH/AGL Deduction		15,928
ASSESSED VALUE		146,293
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,571
TOTAL JUST VALUE		162,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38245	MAINT/ALTR	190	06/17/2019
11553	PUMP/UTPOL	0	08/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2389	12/23/2022	WD	U	I	30	150,000
GRANTOR: MARKLE MADELYN						
GRANTEE: MARKLE SCOTT						
1473/2582	8/22/2022	QC	U	I	11	0
GRANTOR: MARKLE MADELYNN (FKA						
GRANTEE: MARKLE MADELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N14 W24 S14 E24$ W32 S15 E10 UOP= S25 E5N25 W5$ E5 S20 UOP= S5 E35 N5 W35$ E30 UOP= E5 UCP= S5 E18N30 W18S25$ N25 W5 S25$ N25 E5FST= E18 N10 W18 S10$ N10$.

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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	0100	C	SFR	100		00	0.00	0.00	2.61	AC		1.00	1.00	1.00	14,000.00	14,000.00	36,540							

REVIEW DATE 02/17/2023 BY ME Total Acres: 2.61 Total Land Value: 36,540 Market: 0 Agricultural: 0 Common: 36,540 PRINTED 11/05/2025 BY SYS