

BEG AT SW COR OF E1/2 OF SE1/4
OF SE1/4, N 1267.90 FT TO S
LINE OF SE TERRI GUN, E 345
THORNTON TERRI PHILLIPS
303 SE PHILLIPS WAY
LULU, FL 32061

2026

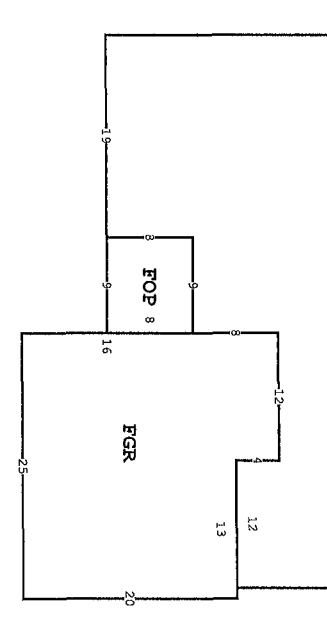
19-5S-18-10596-006
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	CABLE/HIP 100
Roof Cover	03	COMP SHINGL 100
Interior Wall	05	DEXTWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.1	100
Architectural	05	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MOD	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REP. COST/NEW	AVG	EVB	ECON	FNCT	NORM	% COND
0100	01	2,196	95 4480	106 90	234,752	2004	2004	0	0	0.21 00	79 00
2 SINGLE FAM 100% - 2019											
Heated Area 1828											
BX Base Yr 2019											



TOTALS 2,598 2,196 185,454

303 SE PHILLIPS WAY, LULU

BID DATE	INC DATE	LG. DATE	LAND DATE
		04/07/2025	MLU

BUILDING NOTES

BAS= W14 FOP= N10 W15 S10 E15S W38 S43 E19 FOP= E9 N8 W9 S8S
N8 E9 FGR= S16 E25 N20 W13 N4 W12 S8S N8 E12 S4 E12 N31S

EXTRA FEATURES

L. CODE	DESCRIPTION	BID CAP	L. W	UNITS	UT	ADJR	ADJ UNIT	ORIG COND	YEAR ON	YEAR ACTUAL	Q	COND	ORIG-MKT VALUE	NOTES
1 0166	CONC. PAVMT	0 100	16 24	624 00	UT 2.00		2 00	100	2004	2004	3	100	1,248	
2 0060	CARPOT F	0 100	0 0	1.00	UT 0 00		0.00	100	2013	2013	3	100	1,600	

TOTAL OB/XF 2,848

LAND DESCRIPTION

L. N	CODE	CLS	LAND USE DESCRIPTION	CAP	R. D.	LOC. ZONE	FRONT	DEPTH	TOT. LAND UTS.	UNIT D. TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSTR
1	0100	C	SFR	100			0.00	0 00	1.00 AC	1.00	1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0			0.00	0.00	9.06 AC	1.00	1.00	1.00	1 00	280.00	280 00	2,537							
3	9910	M	MKT. VAL. AG	0			0.00	0 00	9 06 AC	1.00	1 00	1 00		8,500.00	8,500 00	77,010							
REVIEW DATE		02/13/2006		BY	DF	Total Acres: 10.06		Total Land Value: 11,037		Market: 77,010		Agricultural: 2,537		Common: 8,500		PRINTED 09/24/2025 BY SYS							