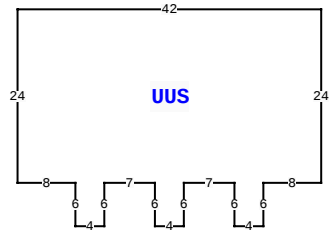
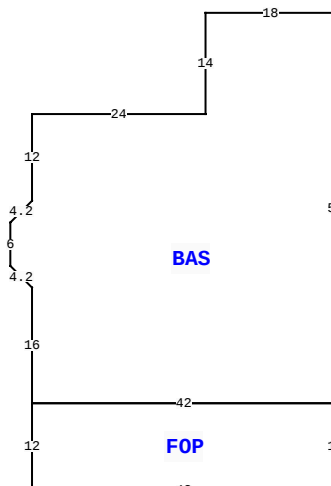
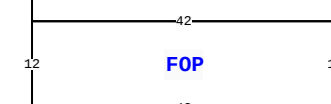


LANE ROBERT G/LANE KRISTIAN M
11760 SE CR 245
LULU, FL 32061

25-5S-17-09372-005

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD		TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	VINYL SID 100	0100	01	2,650	114.9984	128.80	341,320	2000	2000	0	0	0	30.00	70.00	VALUATION BY STANDARD														
RooF Structur	08	IRREGULAR 100	2 SINGLE FAM 100% - 2002 Heated Area: 1959 HX Base Yr 2002														Tax Group: 3 Tax Dist:													
RooF Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 238,924													
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 35,942													
Interior Floo	14	CARPET 90															TOTAL LAND VALUE - MARKET 131,580													
Interior Floo	15	HARDTILE 10															TOTAL MARKET VALUE 287,680													
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 87,157													
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 200,523													
Bedrooms		3 100															TOTAL EXEMPTION VALUE HX HB 50,722													
Bathrooms		2 100															BASE TAXABLE VALUE 149,801													
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 406,446													
Stories	1.	1. 100															NCON VALUE 0													
Architectual Units	05	CONV 100 0 100															INCOME VALUE													
Condition Adj	03	03 100															PREVIOUS YEAR MKT VALUE 395,513													
Kitchen Adjus	01	01 100															SALE:2:1: SALE FOR 5.01 AC ASSESSED FOR 13.62 AC													
																	XFOB:4:1: 1994 NOBILITY MH													
																	XFOB:1:1: GUERDON MH													
Quality	07	07	SALE:1:1: 9.61 AC																											
DOR CODE	5000IMPROVED AG																													
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	1,959	100		1,959	176,623																									
FOP	504	30		151	13,614																									
UUS	1,080	50		540	48,686																									
TOTALS	3,543			2,650	238,924																									
EXTRA FEATURES						11692 SE COUNTY ROAD 245 , LULU																								
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	0180	FPLC 1STRY	0 100	16	16	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000															
2	0251	LEAN TO W/	0 100	18	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000															
3	0294	SHED WOOD/	0 100	18	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000															
4	0280	POOL R/CON	0 100	10	26	260.00	UT	70.00	70.00	100	2001	2001	3	40	7,280															
5	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
6	0282	POOL ENCL	0 100	21	39	819.00	UT	15.00	15.00	100	2001	2001	3	40	4,914															
7	0294	SHED WOOD/	0 100	36	54	1,944.00	UT	9.00	9.00	50	2013	2013	3	50	8,748															
LAND DESCRIPTION						TOTAL OB/XF 35,942																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000													
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.62	AC		1.00	1.00	1.00	280.00	280.00	3,814													
3	9910	M	MKT. VAL .AG	0		A-1	0.00	0.00	13.62	AC		1.00	1.00	1.00	9,000.00	9,000.00	122,580													
REVIEW DATE	08/23/2022	BY	JS	Total Acres: 14.62		Total Land Value: 12,814		Market: 122,580		Agricultural: 3,814		Common: 9,000		PRINTED 08/20/2025 BY SYS																