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GRAHAM CHRISTOPHER/GRAHAM CHRISTIE BRANNEN
485 SE RED CASON DR
LULU FL, FL 32061

2026

00-00-00-10468-001

BUILDING CHARACTERISTICS

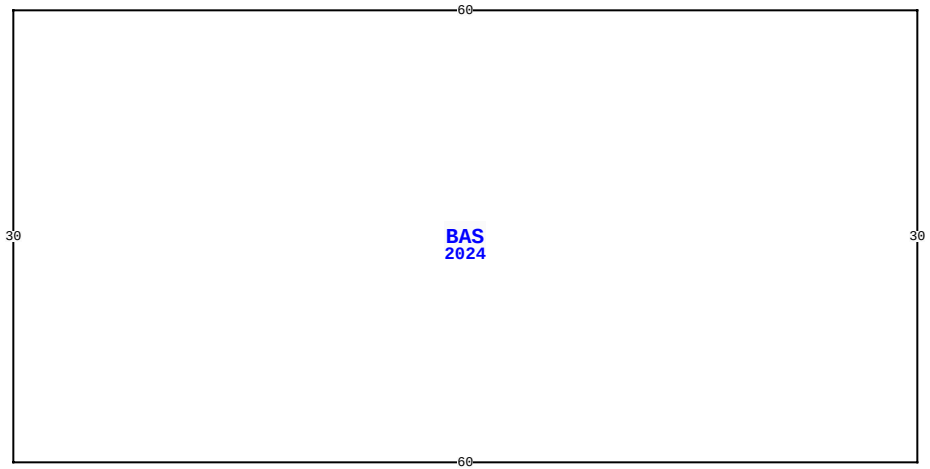
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	35418.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	196,181
TOTALS	1,800			1,800	196,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,800	113.5000	112.36	202,248	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 100% - 2024 Heated Area: 1800 HX Base Yr 2009



485 SE RED CASON DR, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,181
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		6,569
TOTAL MARKET VALUE		209,950
SOH/AGL Deduction		5,109
ASSESSED VALUE		204,841
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,119
TOTAL JUST VALUE		209,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047958	Mobile Home		08/23/2023
26681	M H	533	01/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/551	12/27/2024	WD	U	I	11	100
GRANTOR: GRAHAM CHRISTOPHER						
GRANTEE: GRAHAM CHRISTOPHER						
1129/1622	8/27/2007	WD	Q	V		7,500
GRANTOR: PHYLLIS AMELIA DICKS						
GRANTEE: JOSEPHINE & CHRISTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=15,17] E60 S30 W60 N30 $
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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	2013	2013	3	100	150	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0200	C	MBL HM	100			0.00	0.00	35,034.00	SF		1.00	1.00	0.75	0.25	0.19	6,569							

REVIEW DATE 12/18/2023 BY JB Total Acres: 0.80 Total Land Value: 6,569 Market: 0 Agricultural: 0 Common: 6,569 PRINTED 11/18/2025 BY SYS