

COMM SW COR OF NE1/4 OF NW1/4, R  
FOR POB, RUN N 601.81 FT, NE 119  
FT, S 700.63 FT TO S LINE OF NE1

RHODEN MARCIA  
326 SE SPEEDY LN  
LULU, FL 32061

2025

03-5S-18-10563-001



| BUILDING CHARACTERISTICS                                                                                                                   |                    |                |                          |              |                        |             |                |                |             | MARKET ADJUSTMENTS |           |           |             |         |             |                   |            |                             |      | COLUMBIA COUNTY PROPERTY |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|--------------------------|--------------|------------------------|-------------|----------------|----------------|-------------|--------------------|-----------|-----------|-------------|---------|-------------|-------------------|------------|-----------------------------|------|--------------------------|------|-----|----|--------|------------|--|--|--|--|-----|--|--|--|--|
| ELEMENT                                                                                                                                    | CD                 | CONSTRUCTION   | TYPE                     | MDL          | EFF. AREA              | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 1 |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Exterior Wall                                                                                                                              | 06                 | BD/BATTEN 80   | 0100                     | 01           | 2,043                  | 97.2972     | 108.97         | 222,626        | 1983        | 1983               | 0         | 0         | 0           | 35.00   | 65.00       | VALUATION SUMMARY |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Exterior Wall                                                                                                                              | 08                 | WD OR PLY 20   | 1 SINGLE FAM 100% - 2000 |              |                        |             |                |                |             |                    |           |           |             |         |             | Heated Area: 1970 |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Roof Structure                                                                                                                             | 03                 | GABLE/HIP 100  |                          |              |                        |             |                |                |             |                    |           |           |             |         |             | HX Base Yr 2000   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Roof Cover                                                                                                                                 | 03                 | COMP SHNGL 100 |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Interior Wall                                                                                                                              | 05                 | DRYWALL 100    |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Interior Floo                                                                                                                              | 14                 | CARPET 90      |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Interior Floo                                                                                                                              | 08                 | SHT VINYL 10   |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Air Condition                                                                                                                              | 03                 | CENTRAL 100    |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Heating Type                                                                                                                               | 04                 | AIR DUCTED 100 |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Bedrooms                                                                                                                                   |                    | 3 100          |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Bathrooms                                                                                                                                  |                    | 2 100          |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Frame                                                                                                                                      | 01                 | NONE 100       |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Stories                                                                                                                                    | 1.5                | 1.5 100        |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Architectual                                                                                                                               | 05                 | CONV 100       |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Units                                                                                                                                      |                    | 0 100          |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Condition Adj                                                                                                                              | 02                 | 02 100         |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Kitchen Adjus                                                                                                                              | 01                 | 01 100         |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| Quality                                                                                                                                    | 05                 | 05             |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| DOR CODE                                                                                                                                   | 0100 SINGLE FAMILY |                |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| MAP NUM                                                                                                                                    |                    |                | MKT AREA                 |              | 04                     |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           | 1518.00            |                | 1.00/                    |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA   | PCT OF BASE    | YEAR                     | TOT ADJ AREA | SUBAREA MARKET VALUE   |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| BAS                                                                                                                                        | 1,556              | 100            |                          | 1,556        | 110,212                |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| FOP                                                                                                                                        | 192                | 30             |                          | 58           | 4,108                  |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| FUS                                                                                                                                        | 414                | 100            |                          | 414          | 29,324                 |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| PTO                                                                                                                                        | 96                 | 5              |                          | 5            | 354                    |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| PTO                                                                                                                                        | 192                | 5              |                          | 10           | 709                    |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| TOTALS                                                                                                                                     | 2,450              |                |                          | 2,043        | 144,707                |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                    |                |                          |              | 326 SE SPEEDY LN, LULU |             |                |                |             |                    |           |           |             |         | BLD DATE    |                   |            |                             |      | LGL DATE                 |      |     |    |        | 04/28/2025 |  |  |  |  | MLU |  |  |  |  |
|                                                                                                                                            |                    |                |                          |              | XF DATE                |             |                |                |             |                    |           |           |             |         | LAND DATE   |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
|                                                                                                                                            |                    |                |                          |              | INC DATE               |             |                |                |             |                    |           |           |             |         | AG DATE     |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| 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                                                                                                                                          | 0190               | FPLC PF        | 0                        | 100          | 0                      | 0           | 1.00           | UT             | 1,200.00    | 1,200.00           | 100       | 0         | 0           | 3       | 100         | 1,200             |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| 2                                                                                                                                          | 0040               | BARN,POLE      | 0                        | 100          | 0                      | 0           | 1.00           | UT             | 0.00        | 0.00               | 100       | 2005      | 2005        | 3       | 100         | 1,200             |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| 3                                                                                                                                          | 0070               | CARPORT UF     | 0                        | 100          | 0                      | 0           | 1.00           | UT             | 0.00        | 0.00               | 100       | 2013      | 2013        | 3       | 100         | 600               |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| 4                                                                                                                                          | 0252               | LEAN-TO W/     | 0                        | 100          | 0                      | 0           | 1.00           | UT             | 0.00        | 0.00               | 100       | 2013      | 2013        | 3       | 100         | 200               |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| 5                                                                                                                                          | 0252               | LEAN-TO W/     | 0                        | 100          | 0                      | 0           | 1.00           | UT             | 0.00        | 0.00               | 100       | 2013      | 2013        | 3       | 100         | 200               |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| 6                                                                                                                                          | 0296               | SHED METAL     | 0                        | 100          | 0                      | 0           | 1.00           | UT             | 0.00        | 0.00               | 100       | 2013      | 2013        | 3       | 100         | 400               |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| 7                                                                                                                                          | 0252               | LEAN-TO W/     | 0                        | 100          | 0                      | 0           | 1.00           | UT             | 0.00        | 0.00               | 100       | 2013      | 2013        | 3       | 100         | 50                |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| 8                                                                                                                                          | 0070               | CARPORT UF     | 0                        | 100          | 0                      | 0           | 1.00           | UT             | 0.00        | 0.00               | 100       | 2013      | 2013        | 3       | 100         | 300               |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| TOTAL OB/XF                                                                                                                                |                    |                |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            | 4,150                       |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                    |                |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| L N                                                                                                                                        | USE CODE           | CLS            | LAND USE DESCRIPTION     | CAP          | R D                    | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPHT 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          |                        |             | 0.00           | 0.00           | 6.05        | AC                 |           | 1.00      | 1.00        | 1.00    | 5,000.00    | 5,000.00          | 30,250     |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |
| REVIEW DATE 09/05/2015 BY DF Total Acres: 6.05 Total Land Value: 30,250 Market: 0 Agricultural: 0 Common: 30,250 PRINTED 08/22/2025 BY SYS |                    |                |                          |              |                        |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                          |      |     |    |        |            |  |  |  |  |     |  |  |  |  |