COMM AT SW COR OF NE1/4 OF NW1/4
FOR POB, CONT E 213.61 FT, N 600
FT, SW 476.75 FT, SW ALONG CURVE

ERWIN BRYAN/RHODEN MARCIA
326 SE SPEEDY LN
LULU, FL 32601

2025

03-5S-18-10563-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,150
TOTAL MARKET VALUE	21,150
SOH/AGL Deduction	11,585
ASSESSED VALUE	9,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,565
TOTAL JUST VALUE	21,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/1905	1/31/2009	WD	U	V	16	10,000
GRANTOR: JOHN P & QUINELLE C R						
GRANTEE: BRYAN ERWIN & MARCI						
1166/1894	1/31/2009	WD	Q	V	01	13,500
GRANTOR: SAMUEL J RYAN						
GRANTEE: BRYAN ERWIN & MARCI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	2.35	AC		1.00	1.00	1.00	9,000.00	9,000.00	21,150							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 2.35 Total Land Value: 21,150 Market: 0 Agricultural: 0 Common: 21,150 PRINTED 08/22/2025 BY SYS