

**CROFT JAMES W JR/CROFT LIZBETH P**  
623 SE JAMES CROFT DR  
LULU, FL 32061

**04-5S-18-10564-002**



| 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 0 NORM % COND |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |
| Exterior Wall 19 COMMON BRK 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 0100 01 2,631 116.7264 130.73 343,951 2004 2004 0 0 0 21.00 79.00                            |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |
| Roof Structur 08 IRREGULAR 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 SINGLE FAM 100% - 2005 Heated Area: 2310 HX Base Yr 2005                                   |  |  |  |  |  |  |  |  |  | Tax Group: 3 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 271,721      |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 12,220    |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 80                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 40,500   |  |  |  |  |  |  |  |  |  |
| Interior Floo 15 HARDTILE 20                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 292,001         |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 87,123           |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 204,878             |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,722 |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 154,156         |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 324,441           |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |
| Architectural 05 CONV 100                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | INCOME VALUE                       |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 327,881    |  |  |  |  |  |  |  |  |  |
| Condition Adj 03 03 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus 01 01 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| Quality 06 06                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| DOR CODE 5000 IMPROVED AG                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 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 462 100 462 47,714                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| BAS 1,848 100 1,848 190,855                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FCP 252 25 63 6,506                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FCP 252 25 63 6,506                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FOP 184 30 55 5,680                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FSP 350 40 140 14,459                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 3,348 2,631 271,721                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES 623 SE JAMES CROFT DR, 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 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 2,000                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 2005 2005 3 100 1,200                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 3 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 200                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 4 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 50                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 5 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 50                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 6 0261 PRCH, UOP 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 200                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 7 0081 DECKING WI 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 600                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 8 0031 BARN, MT AE 0 100 24 30 720.00 UT 11.00 11.00 100 2015 2015 3 100 7,920                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION TOTAL OB/XF 12,220                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 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 0.00 0.00 1.00 AC 1.00 1.00 1.00 4,500.00 4,500.00 4,500                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 5500 A TIMBER 2 0 0.00 0.00 8.00 AC 1.00 1.00 1.00 445.00 445.00 3,560                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 3 9910 M MKT. VAL. AG 0 0.00 0.00 8.00 AC 1.00 1.00 1.00 4,500.00 4,500.00 36,000                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 09/05/2015 BY DF Total Acres: 9.00 Total Land Value: 8,060 Market: 36,000 Agricultural: 3,560 Common: 4,500 PRINTED 11/19/2025 BY SYS                                                                      |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |