COMM AT NE COR OF SE1/4 OF
NW1/4, RUN S 336.71 FT TO N
R/W OF C R 240, W ALONG R/W

JONES CHARIS L
2557 SE FAMILY RD
LULU, FL 32061

2026

17-5S-18-10587-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

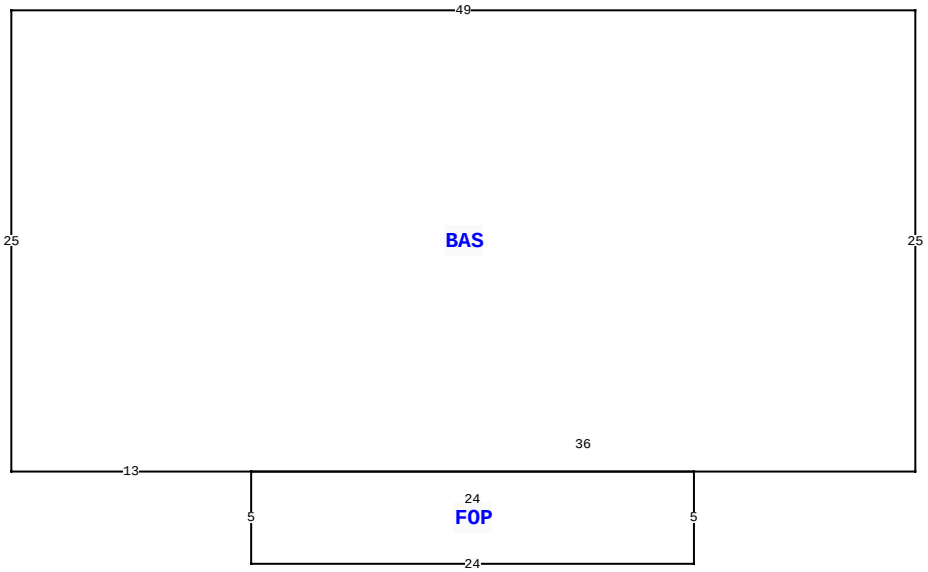
NEIGHBORHOOD/LOC 1518.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	132,303
FOP	120	30		36	3,888
TOTALS	1,345			1,261	136,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	117.6000	131.71	166,086	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1225 HX Base Yr 2008



2557 SE FAMILY RD, LULU

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		136,191
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		6,750
TOTAL MARKET VALUE		143,141
SOH/AGL Deduction		50,899
ASSESSED VALUE		92,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,520
TOTAL JUST VALUE		143,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25942	SFR	403	06/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1121/0229	6/05/2007	WD	Q	V	06	100

GRANTOR: JONES

GRANTEE: JONES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S25 E13 FOP= S5 E24 N5 W24$ E36 N25$.

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	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	100			0.00	0.00	0.50	AC		1.00	1.00	1.50	9,000.00	13,500.00	6,750							

REVIEW DATE 10/07/2015 BY DF Total Acres: 0.50 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 11/24/2025 BY SYS