SE1/4 OF THE NE1/4 LYING NORTH O

474-659, 808-673, 940-1663(??),2

DICKS LEONARD
2258 SE FAMILY RD
LULU, FL 32061

2026

18-5S-18-10591-000

BUILDING CHARACTERISTICS

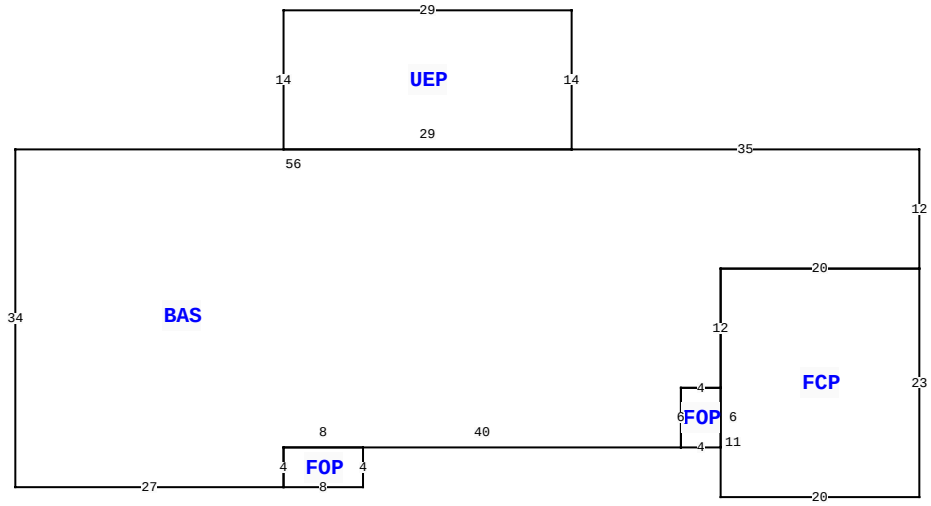
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	2,454	100		2,454	122,946
FCP	460	25		115	5,762
FOP	24	30		7	351
FOP	32	30		10	501
UEP	406	60		244	12,225
TOTALS	3,376			2,830	141,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,830	89.4672	100.20	283,566	1968	1968	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 2022 Heated Area: 2454 HX Base Yr



1757 SE FAMILY RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	141,783
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	112,650
TOTAL MARKET VALUE	161,638
SOH/AGL Deduction	0
ASSESSED VALUE	161,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,638
TOTAL JUST VALUE	255,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31157	MAINT/ALTR	60	06/20/2013
12955	M H	125	08/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0940/2795	6/14/2001	WD	Q	I	01	100

GRANTOR: LEONARD & JANICE DICK

GRANTEE: LEONARD DICKS (SUBJ

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UEP= N14 W29 S14 E29$ W56 S34 E27 FOP= N4 E8 S4 W8$ N4 E40 FOP= N6 E4 S6 W4$ N6 E4 FCP= S11 E20 N23 W20 S12$ N12 E20 N12$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	33.75	AC		1.00	1.00	1.00	445.00	445.00	15,019							
3	5700	A	TIMBER 4	0		00	0.00	0.00	2.80	AC		1.00	1.00	1.00	227.00	227.00	636							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.55	AC		1.00	1.00	1.00	3,000.00	3,000.00	109,650							

REVIEW DATE 10/05/2015 BY DF Total Acres: 37.55 Total Land Value: 18,655 Market: 109,650 Agricultural: 15,655 Common: 3,000 PRINTED 11/21/2025 BY SYS