BEG AT NE COR OF NE1/4 OF
SE1/4, RUN S 630 FT, W 234 FT,
N 630 FT, E 234 FT TO POB.

HARDEN ROY L JR/HARDEN MELINDA L
309 SE BRANTLEY CT
LULU, FL 32061

**2026**

**19-5S-18-10596-009**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| 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 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

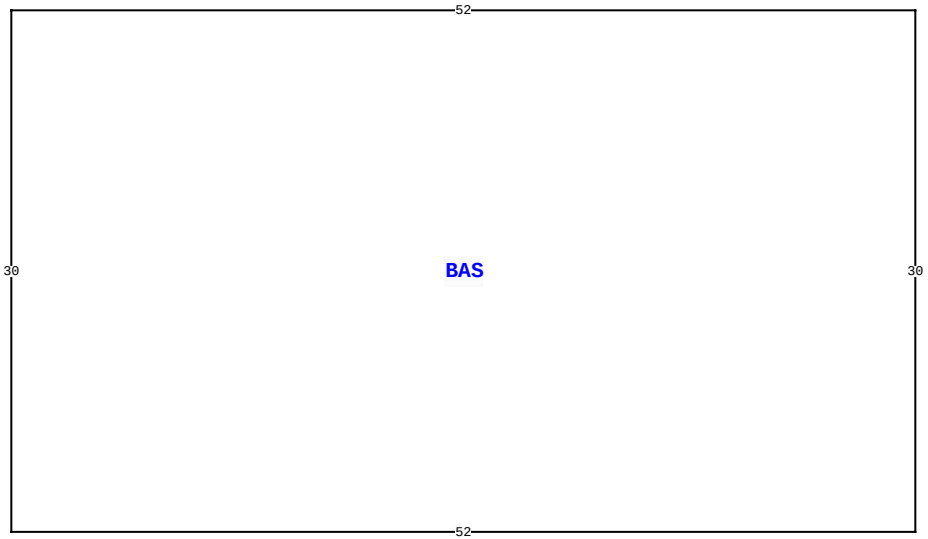
NEIGHBORHOOD/LOC 1518.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,560 | 100 | | 1,560 | 91,866 |
| TOTALS | 1,560 | | | 1,560 | 91,866 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,560 | 113.9000 | 107.07 | 167,029 | 2006 | 2006 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2008 Heated Area: 1560 HX Base Yr 2008




309 SE BRANTLEY CT, LULU

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 91,866 |
| TOTAL MARKET OB/XF VALUE | | 10,300 |
| TOTAL LAND VALUE - MARKET | | 33,800 |
| TOTAL MARKET VALUE | | 135,966 |
| SOH/AGL Deduction | | 52,864 |
| ASSESSED VALUE | | 83,102 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 32,380 |
| TOTAL JUST VALUE | | 135,966 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,966 |

LAND:2:1: RE-CALC AC PER LC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26131 | M H | 320 | 08/15/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1127/1936 | 7/31/2007 | WD | Q | V | 06 | 27,000 |

GRANTOR: ROY LEE HARDEN

GRANTEE: ROY L HARDEN JR & M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

## 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 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 2,800.00 | 2,800.00 | 75 | 2013 | 2013 | 3 | 75 | 2,100 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,300

| 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 | 0200 | C | MBL HM | 100 | | | 0.00 | 0.00 | 3.38 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 33,800 | | | | | | | |

REVIEW DATE 09/06/2015 BY DF Total Acres: 3.38 Total Land Value: 33,800 Market: 0 Agricultural: 0 Common: 33,800 PRINTED 11/21/2025 BY SYS