COMM SE COR OF SEC, RUN WEST
1323.64 FT, N 968.52 FT FOR
POB, RUN N 353 FT, W 250 FT,

HARDEN GREGORY R
1046 SE LESLIE WOOD LN
LULU, FL 32061

2026

19-5S-18-10597-001

BUILDING CHARACTERISTICS

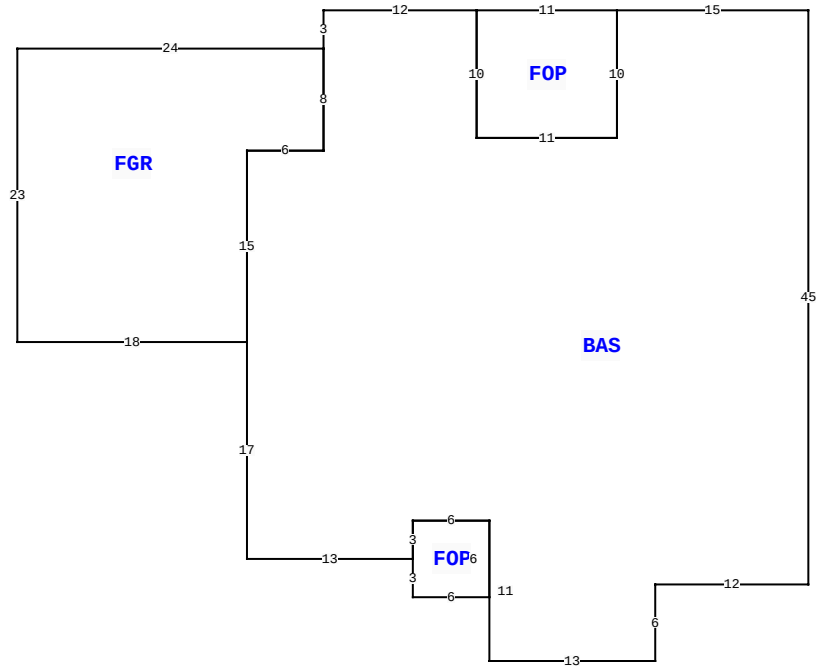
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	1,826	100		1,826	184,636
FGR	462	55		254	25,683
FOP	36	30		11	1,112
FOP	110	30		33	3,337
TOTALS	2,434			2,124	214,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	120.3741	134.82	286,358	1995	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 0 Heated Area: 1826 HX Base Yr



1046 SE LESLIE WOOD LN, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 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		214,768
TOTAL MARKET OB/XF VALUE		9,837
TOTAL LAND VALUE - MARKET		173,400
TOTAL MARKET VALUE		245,663
SOH/AGL Deduction		101,455
ASSESSED VALUE		144,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,486
TOTAL JUST VALUE		398,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,869

XFOB:1:1: RIVE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8859	SFR	51,000	09/20/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/0749	7/27/2016	WD	U	I	30	100

GRANTOR: JAMES RONALD & SANDRA
GRANTEE: GREGORY R HARDEN

1251/1558	3/20/2013	WD	U	I	30	61,000

GRANTOR: SUZANNE, WENDELL B JR
GRANTEE: GREGORY R HARDEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W11 S10 E11 N10$ S10 W11 N10 W12 S3 FGR= W24 S23 E18 N15 E6 N8$ S8 W6 S15 S17 E13 FOP= S3 E6 N6 W6 S3$ N3 E6 S11 E13 N6 E12 N45$.

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	14	14	1.00	UT	1,300.00	1,300.00	25	0	0	3	25	325	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	508.00	UT	1.50	1.50	100	1995	1995	3	100	762	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	150	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,837

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		00	0.00	0.00	2.02	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,150							
2	6200	A	PASTURE 3	0		00	0.00	0.00	21.10	AC		1.00	1.00	1.00	280.00	280.00	5,908							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	21.10	AC		1.00	1.00	1.00	7,500.00	7,500.00	158,250							

REVIEW DATE 09/06/2015 BY DF Total Acres: 23.12 Total Land Value: 21,058 Market: 158,250 Agricultural: 5,908 Common: 15,150 PRINTED 11/21/2025 BY SYS