

SE1/4 OF SE1/4 AS LIES E OF
SR-245 & S1/2 OF NE1/4 OF
SE1/4 LYING E OF SR-245 & S OF

PEARCE GERALD P/PEARCE CAROLYN N
11461 SE CR 245
LULU, FL 32061

2026

24-5S-17-09363-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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
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	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24517.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,574	100
FCP	576	25
FOP	160	30
FST	120	55
TOTALS	2,430	1,832

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,832	110.8000	124.10	227,351	1962	1962	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1574 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,574	100		1,574	126,966								
FCP	576	25		144	11,616								
FOP	160	30		48	3,872								
FST	120	55		66	5,324								
TOTALS	2,430			1,832	147,778								

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	100	2005	2005	3
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	100	2005	2005	3
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3

11315 SE COUNTY ROAD 245 , LULU										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										04/08/2025		MLU	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	100	2005	2005	3
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	100	2005	2005	3
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00
5	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00
TOTAL OB/XF 9,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00
5	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3					Tax Dist:								
BUILDING MARKET VALUE										241,594			
TOTAL MARKET OB/XF VALUE										9,500			
TOTAL LAND VALUE - MARKET										189,000			
TOTAL MARKET VALUE										274,424			
SOH/AGL Deduction										101,581			
ASSESSED VALUE										172,843			
TOTAL EXEMPTION VALUE					HX HB					50,722			
BASE TAXABLE VALUE										122,121			
TOTAL JUST VALUE										440,094			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										440,094			
BLDG:3:1: BELMONT MH													
XFOB:1:1: BELMONT MH													

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