

COMM AT SE COR OF SEC. W 309 FT
245, NW ALONG C/L OF CURVE 244.3
1475.34 FT FOR POB, S 75 DG W 20

PEARCE FAMILY TRUST DATED MAY 7, 2025
11230 SE COUNTY ROAD 245
LULU, FL 32061

2026

24-5S-17-09363-001



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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

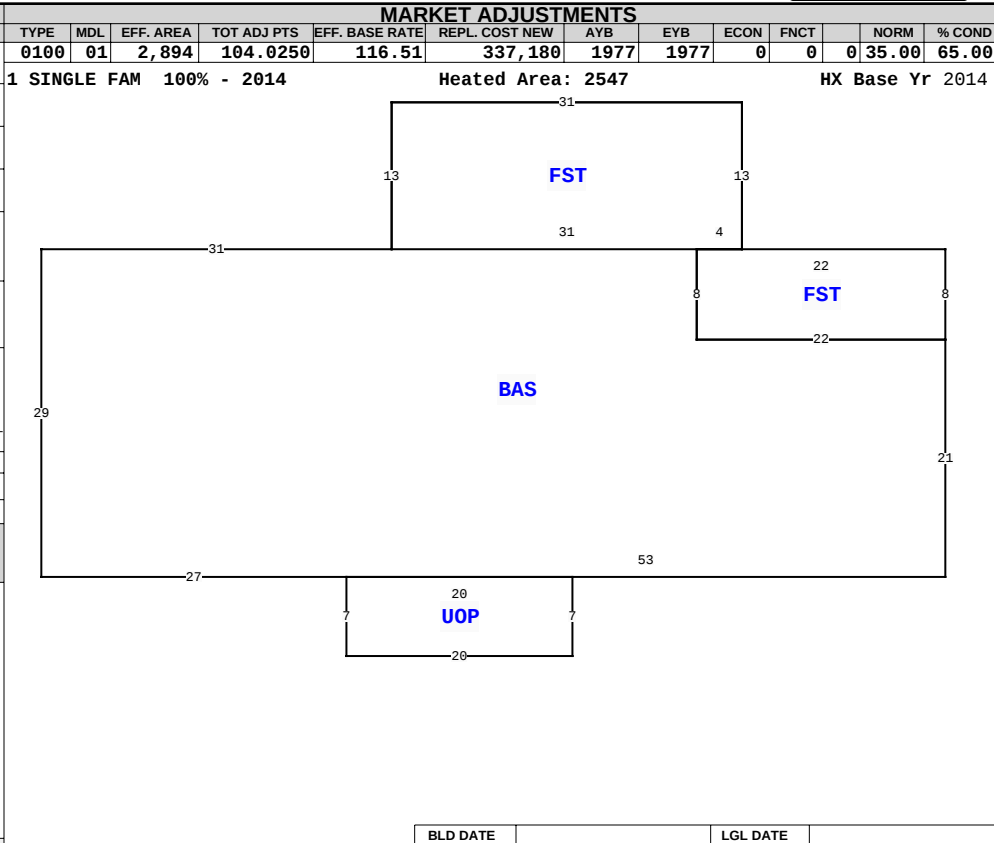
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,547	100		2,547	192,888
FST	176	55		97	7,346
FST	403	55		222	16,812
UOP	140	20		28	2,120
TOTALS	3,266			2,894	219,167

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	30	36	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	12	48	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0266	PRCH, FEP	0	100	10	18	180.00	UT	8.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.00

REVIEW DATE 08/15/2017 BY DF



11230 SE COUNTY ROAD 245 , LULU	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.00

Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		219,167	
TOTAL MARKET OB/XF VALUE		12,325	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		259,492	
SOH/AGL Deduction		115,709	
ASSESSED VALUE		143,783	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		93,061	
TOTAL JUST VALUE		259,492	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,492	

XFOB:3:1: OLD MOBLIE HOME USED AS SHED 1971			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1543/2030	5/07/2025	WD U	I	I	11	100	
GRANTOR: PEARCE TIMOTHY M							
GRANTEE: PEARCE FAMILY TRUST							
1304/1401	11/17/2015	QC U	I	I	11	100	
GRANTOR: JAMES ALBRITTON							
GRANTEE: KIMBERLY ALBRITTON							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W31 S29 E27 UOP= S7 E20N7 W20\$ E53 N21 FST= N8 W22 S8 E22\$ W22 N8 E4 FST= N13 W31 S13 E31\$ N13 W31 S13\$.									

OTHER ADJUSTMENTS AND NOTES									
YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

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