

THAT PORTION OF SE1/4 LYING E OF
WOODS RD, EX 2.25 AC DESC ORB 77
2.25 AC DESC ORB 933-929 & EX 0.

OLIVIA RAE FARMS INC
11394 SE COUNTY RD 245
LULU, FL 32061

2026

24-5S-17-09363-002



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	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 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	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	1,258	100		1,258	150,835
FGR	609	55		335	40,167
FOP	258	30		77	9,233
FSP	160	40		64	7,674

TOTALS	2,285			1,734	207,908
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,917.00	UT	1.40
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0210	GARAGE U	0	0	24	24	1.00	UT	0.00
4	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00
5	0258	PATIO	0	0	0	0	1.00	UT	1,000.00
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	4.60

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,734	125.9496	141.06	244,598	1992	2010	0	0	0	15.00	85.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1258 HX Base Yr													

131 SE LESLIE WOOD LN, LULU	BLD DATE	LGL DATE	05/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0166	CONC, PAVMT	0	0	0	0	1,917.00	UT	1.40	1.40	100	0	0	3	100	2,684	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	
4	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00	70.00	100	2006	2006	3	51	13,994	
5	0258	PATIO	0	0	0	0	1.00	UT	1,000.00	1,000.00	93	2017	2017	3	93	930	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF										26,508							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	50,600

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										207,908				
TOTAL MARKET OB/XF VALUE										26,508				
TOTAL LAND VALUE - MARKET										50,600				
TOTAL MARKET VALUE										285,016				
SOH/AGL Deduction										0				
ASSESSED VALUE										285,016				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										285,016				
TOTAL JUST VALUE										285,016				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										288,286				

SALE:1:1: 10.80 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047071	Roof Replacement	24,500	04/26/2023
24924	POOL	100	08/30/2006
24073	M H	439	01/24/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1502/2517	11/14/2023	WD Q	Q	I	05	380,000	
GRANTOR: SPOTTS RALPH LEO JR							
GRANTEE: OLIVIA RAE FARMS IN							
1070/0252	12/29/2005	WD Q	Q	I	06	114,000	
GRANTOR: YVONNE M OSBORN							
GRANTEE: RALPH LEO JR & DIAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W14 W36 S20 E7 S6 E43 N26 \$									
FGR=[ORIG=-50,0] W21 S29 E21 N29 \$									
FOP=[ORIG=-43,26] E43 S6 W43 N6 \$									
FSP=[ORIG=-14,0] N10 W16 S10 E16 \$									