COMM NE COR OF SE1/4, S 665.73 FT, W 754.53 FT TO E R/W OF CR-245, S ALONG R/W 78.43 FT,

PEARCE SANDRA LYNN
11423 SE COUNTY ROAD 245
LULU, FL 32061

2026

24-5S-17-09363-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

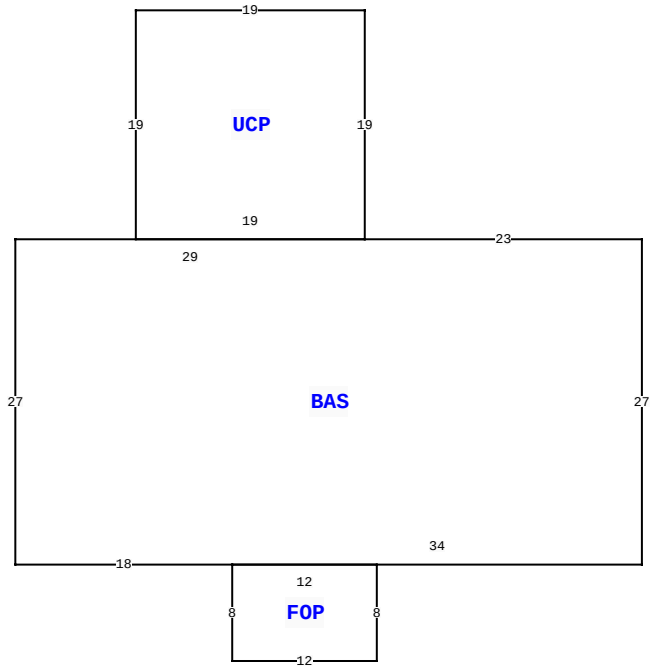
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,404	100		1,404	106,731
FOP	96	35		34	2,584
UCP	361	20		72	5,473
TOTALS	1,861			1,510	114,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,510	113.9000	107.07	161,676	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2020 Heated Area: 1404 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

11423 SE COUNTY ROAD 245 , LULU

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,790
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		131,990
SOH/AGL Deduction		44,415
ASSESSED VALUE		87,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,853
TOTAL JUST VALUE		131,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/0811	10/24/2019	WD	U	V	11	100

GRANTOR: GERALD P & CAROLYN N

GRANTEE: SANDRA LYNN PEARCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UCP= N19 W19 S19 E19$ W29 S27 E18 FOP= S8 E12 N8 W12$ E34 N27$.

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	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 01/23/2020 BY JB Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/03/2025 BY SYS