THE N 5 AC OF NE1/4 OF NE1/4 AS
EX BEG INTER W R/W PRICE CREEK R
W 435 FT, S 101 FT, E 448.79 FT

DOBBINS JAMES GREGORY/DOBBINS GRACIELA
11590 SE CR-245
LULU, FL 32061

2026

25-5S-17-09372-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

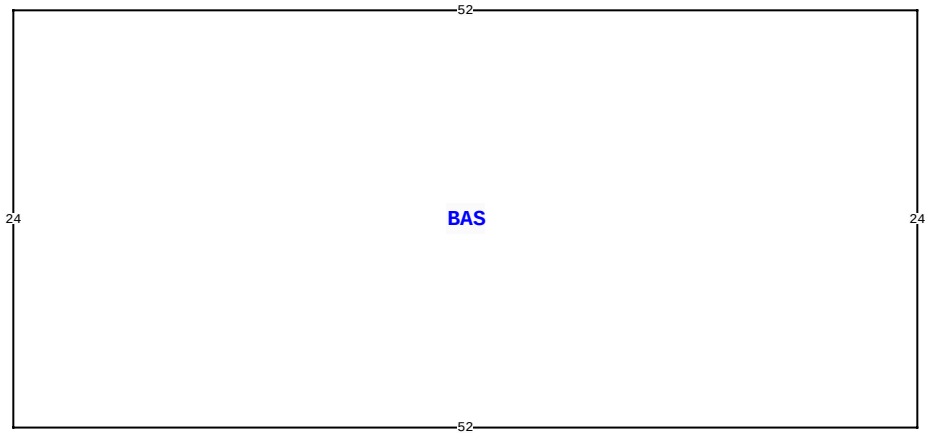
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 25517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	74,200
TOTALS	1,248			1,248	74,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	115.0000	108.10	134,909	1993	1993	0	0	0	45.00	55.00

2 MANUF 1 100% - 2018 Heated Area: 1248 HX Base Yr 2018



11590 SE COUNTY ROAD 245 , LULU

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,200
TOTAL MARKET OB/XF VALUE		8,440
TOTAL LAND VALUE - MARKET		27,720
TOTAL MARKET VALUE		110,360
SOH/AGL Deduction		59,478
ASSESSED VALUE		50,882
TOTAL EXEMPTION VALUE	HX HB SX	50,882
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		110,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,360

SALE:2:1: 5 ACRES
PRMT:2:1: BONDS
SALE:1:1: 5 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33823	M H	375	03/10/2016
29553	M H	395	07/18/2011
26772	M H	510	02/18/2008
13446	PUMP/UTPOL	30	12/24/1997
12793	M H	125	07/18/1997
12300	M H	125	03/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0907	4/29/2016	WD	U	I	34	22,000
GRANTOR: JOSEPH BRUCE DICKS &						
GRANTEE: JAMES GREGORY & GRA						
1180/2203	9/15/2009	QC	U	I	11	60,100
GRANTOR: SHERRY C HARRISON						
GRANTEE: JOSEPH BRUCE DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

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	0296	SHED METAL	0	100	10	16	160.00	UT	9.00	9.00	100	2011	2011	3	100	1,440	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 8,440

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	0200	C	MBL HM	100		00	0.00	0.00	1.98	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,720							

REVIEW DATE 07/31/2018 BY DF Total Acres: 1.98 Total Land Value: 27,720 Market: 0 Agricultural: 0 Common: 27,720 PRINTED 10/03/2025 BY SYS