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LANE ROBERT G/LANE KRISTIAN M
11760 SE CR 245
LULU, FL 32061

2026

25-5S-17-09372-005



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																									
Exterior Wall	31	VINYL SID 100	0100	01	2,650	114.9984	128.80	341,320	2000	2000	0	0	0	31.25	68.75	VALUATION BY STANDARD																								
Roof Structur	08	IRREGULAR 100	2 SINGLE FAM 100% - 2002														Heated Area: 1959												HX Base Yr 2002											
Roof Cover	03	COMP SHNGL 100																																						
Interior Wall	05	DRYWALL 100																																						
Interior Floo	14	CARPET 90																																						
Interior Floo	15	HARDTILE 10																																						
Air Condition	03	CENTRAL 100																																						
Heating Type	04	AIR DUCTED 100																																						
Bedrooms		3 100																																						
Bathrooms		2 100																																						
Frame	02	WOOD FRAME 100																																						
Stories	1.	1. 100																																						
Architectual	05	CONV 100																																						
Units		0 100																																						
Condition Adj	03	03 100																																						
Kitchen Adjus	01	01 100																																						
Quality	07	07																																						
DOR CODE	5000		IMPROVED AG																																					
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	1,959	100		1,959	173,469																																			
FOP	504	30		151	13,371																																			
UUS	1,080	50		540	47,817																																			
TOTALS	3,543			2,650	234,658																																			
EXTRA FEATURES						11692 SE COUNTY ROAD 245 , LULU																																		
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	0180	FPLC 1STRY	0 100	16	16	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000																									
2	0251	LEAN TO W/	0 100	18	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000																									
3	0294	SHED WOOD/	0 100	18	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000																									
4	0280	POOL R/CON	0 100	10	26	260.00	UT	70.00	70.00	100	2001	2001	3	40	7,280																									
5	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																									
6	0282	POOL ENCL	0 100	21	39	819.00	UT	15.00	15.00	100	2001	2001	3	40	4,914																									
7	0294	SHED WOOD/	0 100	36	54	1,944.00	UT	9.00	9.00	50	2013	2013	3	50	8,748																									
TOTAL OB/XF																		35,942																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.62	AC		1.00	1.00	1.00	280.00	280.00	3,814																							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	13.62	AC		1.00	1.00	1.00	9,000.00	9,000.00	122,580																							
REVIEW DATE 08/23/2022 BY JS Total Acres: 14.62 Total Land Value: 12,814 Market: 122,580 Agricultural: 3,814 Common: 9,000 PRINTED 11/19/2025 BY SYS																																								