

BEG INTER W R/W PRICE CREEK RD
& N SEC LINE, W 435 FT, S 101
FT, E 448.79 FT TO SAID W R/W,

AURIT HENRY C/AURIT TERRY L
11588 SE CR-245
LULU, FL 32601

2026

25-5S-17-09372-008



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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	75,726
TOTALS	2,052			2,052	75,726

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		00	0.00	0.00	1.00

REVIEW DATE 08/18/2017 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,052	113.9000	68.34	140,234	2007	2007	0	0	0	46.00	54.00	
1 MOBILE HME 0% - 0 Heated Area: 2052 HX Base Yr													
BAS													
11588 SE COUNTY ROAD 245 , LULU													

TOTAL OB/XF													
8,200													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF													
8,200													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00

Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		75,726	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		14,000	
TOTAL MARKET VALUE		97,926	
SOH/AGL Deduction		0	
ASSESSED VALUE		97,926	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		97,926	
TOTAL JUST VALUE		97,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32744	RECONNECT	75	03/04/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0929	5/20/2015	WD	U	I	12	41,500
GRANTOR: OHIO INVESTMENTS, LLC						
GRANTEE: HENRY C & TERRY L A						
1282/2586	10/14/2014	WD	U	I	18	27,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: OHIO INVESTMENTS, L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S27 E30 E46 N27\$.									