

COMM NW COR OF NE1/4 OF NE1/4, S  
198.26 FT FOR POB, CONT E 198.30  
FT, W 198.30 FT, S 221.89 FT TO

BELCHER JEFFERY  
11592 SE COUNTY ROAD 245  
LULU, FL 32061

2025

25-5S-17-09372-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	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
BAS	936	100	
TOTALS	936		84,445

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	936	113.9000	101.37	94,882	2018	2018	0	0	11.00	89.00			
1 MANUF 1 - 0% - 2024 Heated Area: 936 HX Base Yr														
11592 SE COUNTY ROAD 245 , LULU														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/07/2025	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			84,445	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			14,140	
TOTAL MARKET VALUE			105,585	
SOH/AGL Deduction			0	
ASSESSED VALUE			105,585	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			105,585	
TOTAL JUST VALUE			105,585	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			104,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36813	M H	463	06/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/340	7/31/2023	WD	Q	I	01	130,000
GRANTOR: RODRIGUEZ CHRISTOBAL						
GRANTEE: BELCHER JEFFERY						
1360/1218	5/21/2018	WD	U	V	11	100
GRANTOR: JAMES GREGORY DOBBIN						
GRANTEE: CHRISTOBAL RODRIGUE						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W72 S13 E72 N13\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	0200	C	MBL HM	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							