BEG NW COR OF NE1/4 OF NE1/4,
S 221.93 FT, E 198.26 FT, N
221.89 FT, W 198.26 FT TO POB.

DOBBINS JACQUALENE
11594 SE COUNTY ROAD 245
LULU, FL 32061

2026

25-5S-17-09372-010

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
Architectual	01	CONV 100
Units		0 100
Quality	05	05

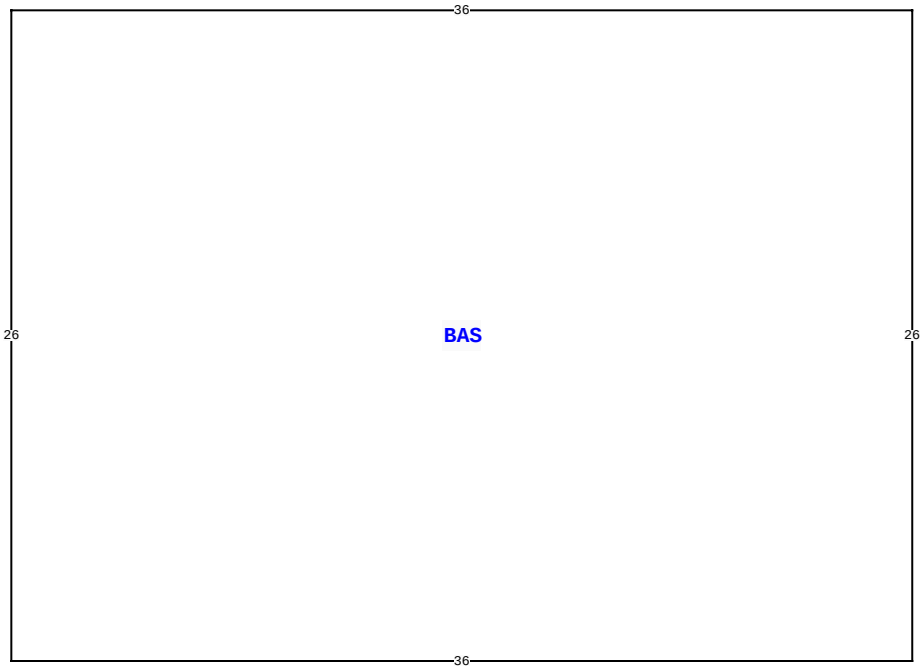
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	79,172
TOTALS	936			936	79,172

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	107.07	100,218	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2020 Heated Area: 936 HX Base Yr 2020



11594 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		79,172
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		14,140
TOTAL MARKET VALUE		100,312
SOH/AGL Deduction		33,130
ASSESSED VALUE		67,182
TOTAL EXEMPTION VALUE	HX HB	42,182
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36932	M H	479	07/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1217	5/21/2018	WD	U	V	11	100

GRANTOR: JAMES GREGORY DOBBINS
GRANTEE: JACQUALENE DOBBINS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S26 E36 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							

REVIEW DATE 07/31/2018 BY DF Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 11/19/2025 BY SYS