N1/2 OF SE1/4 OF NE1/4 LYING E O

HARDEN JAMES RONALD/HARDEN SANDRA G
11913 SE CR 245
LULU, FL 32061

2026

25-5S-17-09374-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

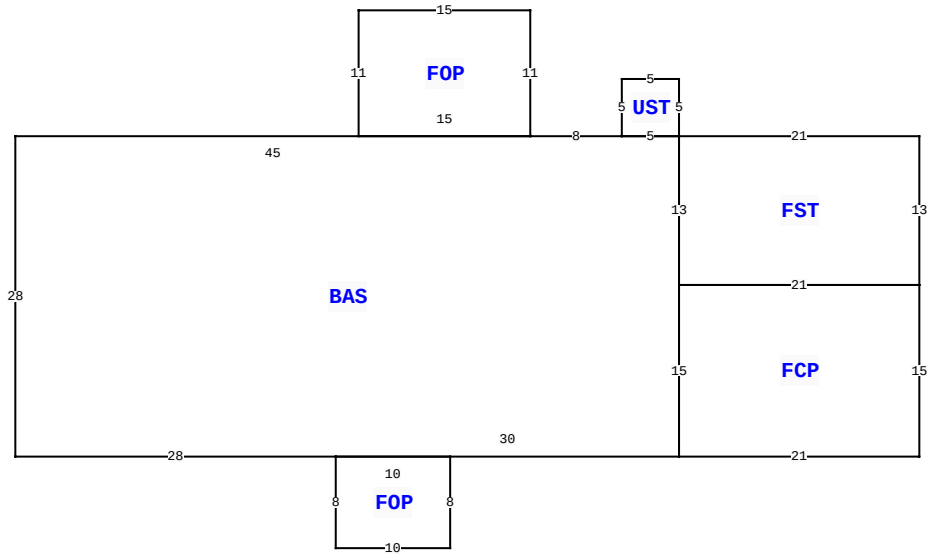
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,624	100		1,624	127,643
FCP	315	25		79	6,209
FOP	80	30		24	1,886
FOP	165	30		50	3,930
FST	273	55		150	11,790
UST	25	45		11	865
TOTALS	2,482			1,938	152,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	107.9610	120.92	234,343	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1624 HX Base Yr



11913 SE COUNTY ROAD 245 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,323
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		47,800
TOTAL MARKET VALUE		164,081
SOH/AGL Deduction		78,262
ASSESSED VALUE		85,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,097
TOTAL JUST VALUE		200,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N11 W15 S11 E15$ W45 S28 E28 FOP= S8 E10 N8 W10$ E30 FCP= E21 N15 W21 S15$ N15 FST= E21 N13 W21 S13$ N13 UST= N5 W5 S5 E5$ W5$.

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	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0252	LEAN-TO W/	0	100	12	16	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 700

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	6200	A	PASTURE 3	0			0.00	0.00	3.78	AC		1.00	1.00	1.00	280.00	280.00	1,058							
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,800							

REVIEW DATE 08/18/2017 BY DF Total Acres: 4.78 Total Land Value: 11,058 Market: 37,800 Agricultural: 1,058 Common: 10,000 PRINTED 10/03/2025 BY SYS