COMM SW COR OF SEC 30-5S-17,
N ALONG SEC LINE 1958.42 FT,
E 12.27 FT FOR POB, N 3 DEG W

JOHNSON EUNICE HARDEN
12201 SE COUNTY ROAD 245
LULU, FL 32061

2026

25-5S-17-09380-000

BUILDING CHARACTERISTICS

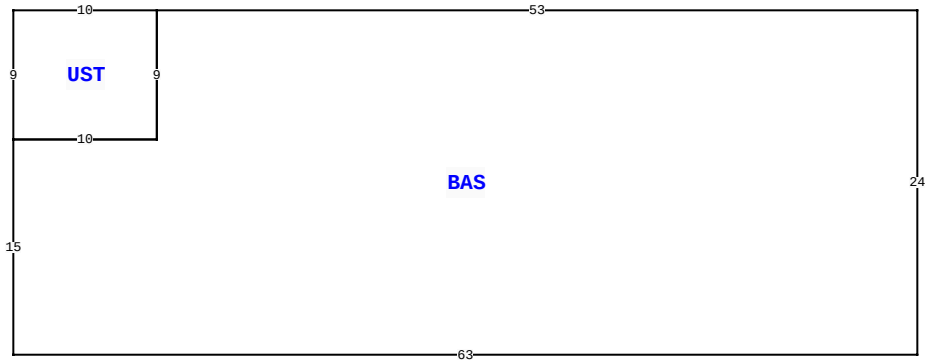
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	0100	SINGLE FAMILY
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	1,422	100		1,422	111,092
UST	90	45		40	3,125
TOTALS	1,512			1,462	114,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	107.3160	120.19	175,718	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1422 HX Base Yr 2017



12201 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		114,217
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		12,600
TOTAL MARKET VALUE		127,417
SOH/AGL Deduction		45,361
ASSESSED VALUE		82,056
TOTAL EXEMPTION VALUE	HX HB SX	82,056
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		127,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36134	M H	719	12/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1410/0817	4/22/2020	LE	U	I	14	100
GRANTOR: EUNICE HARDEN JOHNSON						
GRANTEE: LEIGHTON MARKHAM &						
1407/2615	3/13/2020	LE	U	I	14	100
GRANTOR: EUNICE HARDEN JOHNSON						
GRANTEE: LEIGHTON MARKHAM (R						

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 UST= W10 S9 E10 N9$S9 W10 S15 E63 N24$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	0100	C	SFR	100		A-1	0.00	0.00	0.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	12,600							

REVIEW DATE 06/05/2018 BY DF Total Acres: 0.90 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 11/18/2025 BY SYS