

COMM NW COR OF NE1/4 OF SE1/4,
RUN S 16.30 FT, E 3.53 FT, S
7 FT, E ALONG S R/W OF CR-349

HOWELL FRANKLIN SIM
12112 SE CR 245
LULU, FL 32061

2026

25-5S-17-09382-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	19	COMMON BRK 90	0100	01	1,318	122.8000	137.54	181,278	1989	1989	0	0	0	35.00	65.00	VALUATION SUMMARY															
Exterior Wall	31	VINYL SID 10	1 SINGLE FAM 100% - 0													Heated Area: 1199 HX Base Yr															
Roof Structure	03	GABLE/HIP 100														VALUATION BY															
Roof Cover	12	MODULAR MT 100														STANDARD															
Interior Wall	05	DRYWALL 100														Tax Group: 3															
Interior Floo	14	CARPET 80														Tax Dist:															
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE															
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE															
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET															
Bedrooms	3	100														TOTAL MARKET VALUE															
Bathrooms	2	100														SOH/AGL Deduction															
Frame	01	NONE 100														ASSESSED VALUE															
Stories	1.	1. 100	TOTAL EXEMPTION VALUE																												
Architectual	05	CONV 100	HX HB																												
Units	0	100	BASE TAXABLE VALUE																												
Condition Adj	03	03 100	TOTAL JUST VALUE																												
Kitchen Adjus	01	01 100	NCON VALUE																												
Quality	05	05	INCOME VALUE																												
DOR CODE	0100	SINGLE FAMILY	PREVIOUS YEAR MKT VALUE																												
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	1,199	100		1,199	107,192																										
FCP	216	25		54	4,828																										
FOP	84	30		25	2,235																										
FST	72	55		40	3,576																										
TOTALS	1,571			1,318	117,831																										
EXTRA FEATURES						12112 SE COUNTY ROAD 245 , LULU																									
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000															
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200															
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000															
LAND DESCRIPTION																															
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	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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000														
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000														
REVIEW DATE 05/14/2020 BY JB Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2025 BY SYS																															