COMM SE COR OF NE1/4 OF SE1/4,
RUN N 783 FT FOR POB, RUN E
50 FT, N 309.35 FT, W 436.38

MARKHAM BENJAMIN L
12143 SE COUNTY ROAD 245
LULU, FL 32061

2026

25-5S-17-09382-002

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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

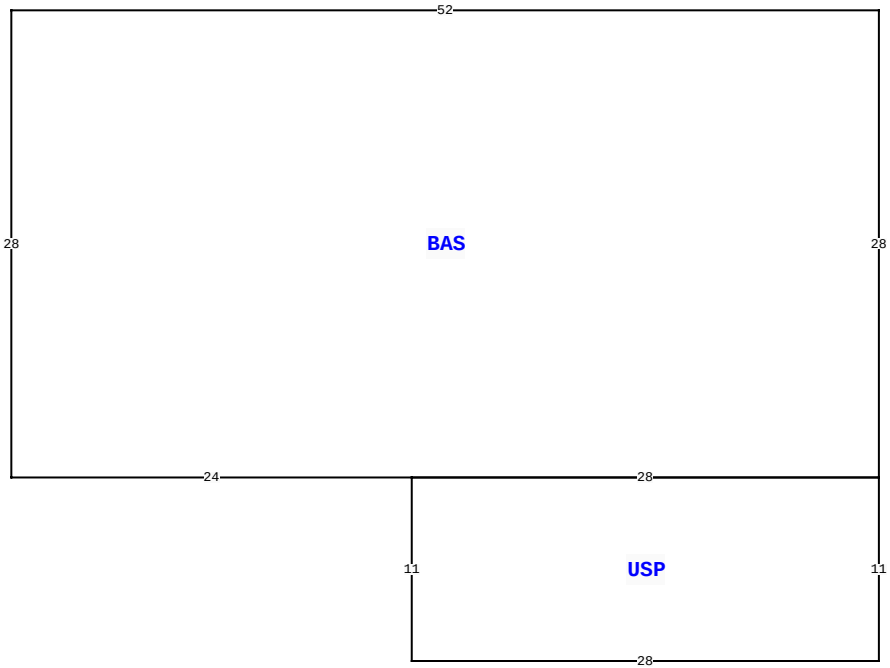
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	39,801
USP	308	35		108	2,952
TOTALS	1,764			1,564	42,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,564	113.9000	68.34	106,884	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1456 HX Base Yr 2016



12141 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		56,447
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		109,447
SOH/AGL Deduction		36,642
ASSESSED VALUE		72,805
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		47,805
TOTAL JUST VALUE		109,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,447

PRMT:2:1: 14X52
XFOB:2:1: 1994 FORE MH
XFOB:1:1: CATA MH
PRMT:1:1: 28X65 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7624	M H	60	09/23/1993
7605	M H	60	09/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1166/2068	1/29/2009	WD	U	I	11	100
GRANTOR: JANE ANN MARKHAM						
GRANTEE: BENJAMIN L MARKHAM						
1166/2066	1/27/2009	WD	U	I	11	100
GRANTOR: BESSIE HARDEN						
GRANTEE: BENJAMIN L MARKHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E24 USP= S11 E28 N11 W28$ E28 N28$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 08/18/2017 BY DF Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 09/30/2025 BY SYS

COMM SE COR OF NE1/4 OF SE1/4,
RUN N 783 FT FOR POB, RUN E
50 FT, N 309.35 FT, W 436.38

MARKHAM BENJAMIN L
12143 SE COUNTY ROAD 245
LULU, FL 32061

2026

25-5S-17-09382-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

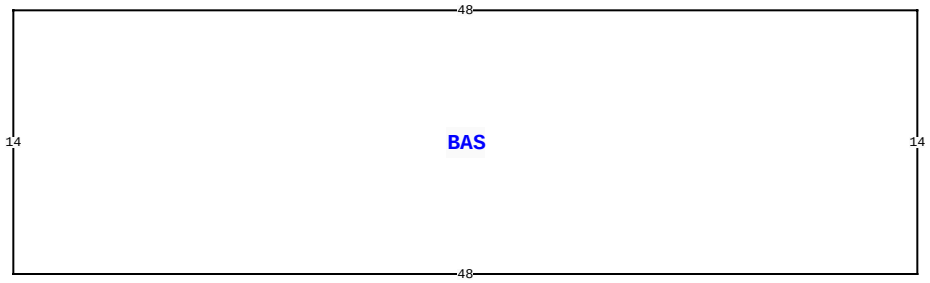
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,693
TOTALS	672			672	13,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	84.9000	50.94	34,232	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2016 Heated Area: 672 HX Base Yr 2016



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BESSIE HARDEN						
GRANTEE: BENJAMIN L MARKHAM						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

12141 SE COUNTY ROAD 245 , LULU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/18/2017 BY DF Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 09/30/2025 BY SYS