COMM AT INTERS OF S'RLY R/W LINE
& E LINE OF NW1/4 OF SE1/4, RUN
ALONG R/W, 914.91 FT FOR POB, CO

COX KENNETH W/COX ASHLEY B
8154 SE ST RD 100
LULU, FL 32061

2026

27-4S-18-10500-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

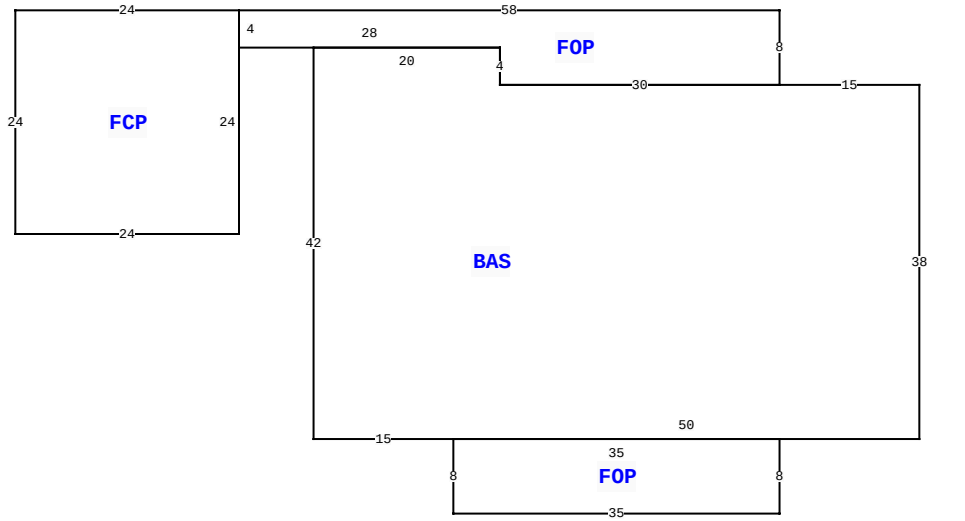
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,550	100		2,550	307,845
FCP	576	25		144	17,384
FOP	280	30		84	10,141
FOP	352	30		106	12,797
TOTALS	3,758			2,884	348,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,884	115.9000	129.81	374,372	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2550 HX Base Yr 2019



8154 SE STATE ROAD 100 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		348,166
TOTAL MARKET OB/XF VALUE		10,506
TOTAL LAND VALUE - MARKET		42,120
TOTAL MARKET VALUE		366,706
SOH/AGL Deduction		113,309
ASSESSED VALUE		253,397
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,675
TOTAL JUST VALUE		400,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37369	PUMP/UTPOL	50	10/25/2018
36121	SFR	1,275	12/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/0728	10/31/2017	WD	U	V	30	100

GRANTOR: DONALD W & MICHELLE L

GRANTEE: KENNETH W & ASHLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N8 W58 FCP= W24 S24 E24 N24$ S4 E28 S4 E30$ W30 N4 W20 S42 E15 FOP= S8 E35 N8 W35$ E50 N38 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,096.00	UT	2.25	2.25	100	2018	2018	3	100	2,466	
3	0040	BARN,POLE	0	100	30	48	1,440.00	UT	4.75	4.75	100	2018	2018	3	100	6,840	

LAND DESCRIPTION

TOTAL OB/XF 10,506

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		A-1	0.00	0.00	5.48	AC		1.00	1.00	1.00	280.00	280.00	1,534							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.48	AC		1.00	1.00	1.00	6,500.00	6,500.00	35,620							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							

REVIEW DATE 05/11/2020 BY BC Total Acres: 6.48 Total Land Value: 8,034 Market: 35,620 Agricultural: 1,534 Common: 6,500 PRINTED 11/05/2025 BY SYS