THE FOLLOWING LYING IN SEC 30: B
30, E 1296.47 FT TO NE COR OF NW
618.58 FT, W 1524.63 FT TO E R/W

CABRAL ROBERT JR/CABRAL SUSAN THOMAS
11683 SE COUNTY ROAD 245
LULU, FL 32061

2026

30-5S-18-10609-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

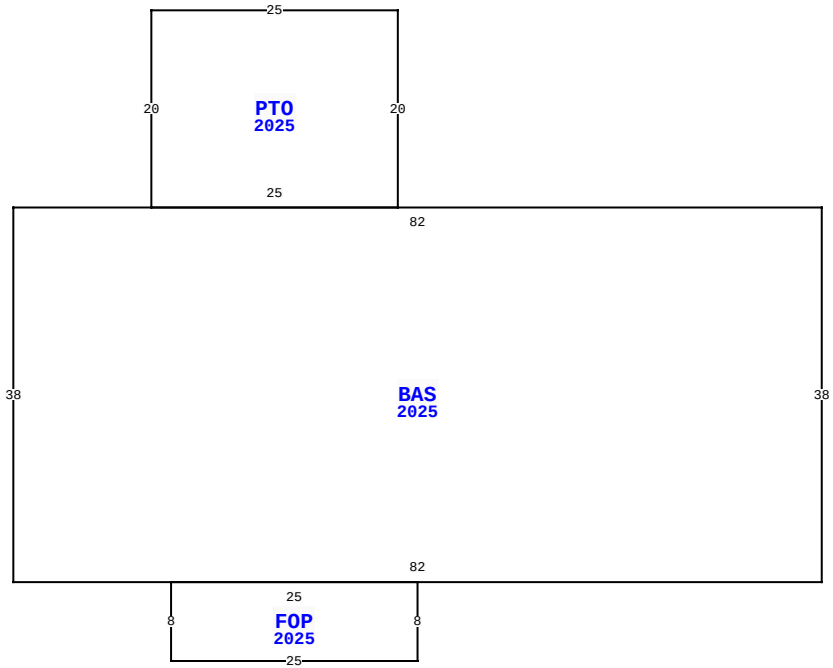
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	05	STEEL 100
Stories	1.	1. 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	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,116	100	2025	3,116	261,734
FOP	200	30	2025	60	5,040
PTO	500	5	2025	25	2,100
TOTALS	3,816			3,201	268,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	3,201	114.9500	85.06	272,277	2024	2024	0	0	0	1.25	98.75

1 SFR/BARNDO 100% - 2025 Heated Area: 3116 HX Base Yr 2025



11683 SE COUNTY ROAD 245, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		268,874
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		156,560
TOTAL MARKET VALUE		425,434
SOH/AGL Deduction		0
ASSESSED VALUE		425,434
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		374,712
TOTAL JUST VALUE		425,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,837

SALE:2:1: INCLUDED 09372-000 - PERSONAL REP DEED

LAND:1:1: JOINA 9372-000 45.74 TOTAL AC

SALE:1:1: ADDING HER HUSBAND TO DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048755	New Residential C	373,920	11/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1088	5/15/2023	WD	U	I	11	100
GRANTOR: THOMAS DUANE E						
GRANTEE: CABRAL ROBERT JR						
1468/490	5/31/2022	WD	Q	I	05	164,200
GRANTOR: OLIVIA RAE FARMS INC						
GRANTEE: THOMAS DUANE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=14,13] E82 S38 W82 N38 $
PTO=[YR=2025;ORIG=28,-7] E25 S20 W25 N20 $
FOP=[YR=2025;ORIG=30,51] E25 S8 W25 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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					19.57	AC		1.00	1.00	1.00	8,000.00	8,000.00	156,560							

REVIEW DATE 11/13/2024 BY HC Total Acres: 19.57 Total Land Value: 156,560 Market: 0 Agricultural: 0 Common: 156,560 PRINTED 11/21/2025 BY SYS