BEG AT SW COR OF SEC, W ALONG S
179.63 FT TO E R/W CR-245, N 7 D
679.16 FT, E 237.42 FT TO W LINE

HOWELL BETTY
12337 SE CR-245
LULU, FL 32061

**2026**

**30-5S-18-10610-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

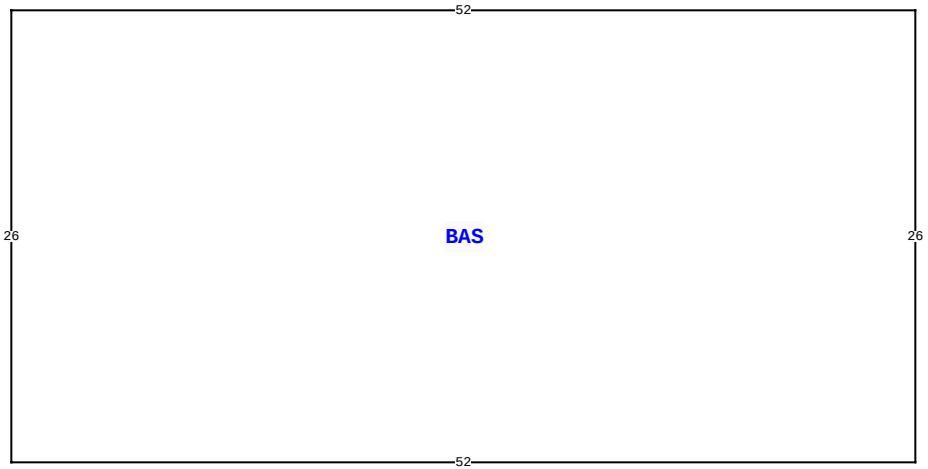
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 02 | 02 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 1,352 | 100 | | 1,352 | 33,789 |
| TOTALS | 1,352 | | | 1,352 | 33,789 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,352 | 104.1300 | 62.48 | 84,473 | 2000 | 2000 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr




12343 SE COUNTY ROAD 245 , LULU

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 33,789 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 366,210 |
| TOTAL MARKET VALUE | 53,595 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 53,595 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 53,595 |
| TOTAL JUST VALUE | 399,999 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 399,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35801 | M H | 411 | 09/19/2017 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1411/2417 | 5/19/2020 | LE | U | I | 14 | 100 |
| GRANTOR: BETTY HARDEN HOWELL ( | | | | | | |
| GRANTEE: F HOWELL, D HOWELL | | | | | | |
| 1226/1048 | 12/14/2011 | WD | U | V | 11 | 100 |
| GRANTOR: BESSIE HARDEN (LIFE E | | | | | | |
| GRANTEE: BETTY HOWELL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

### 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 | 0200 | C | MBL HM | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 4,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 17.20 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 4,816 | | | | | | | |
| 3 | 5500 | A | TIMBER 2 | 0 | | | 0.00 | 0.00 | 5.30 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 2,358 | | | | | | | |
| 4 | 5600 | A | TIMBER 3 | 0 | | 00 | 0.00 | 0.00 | 28.94 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 8,132 | | | | | | | |
| 5 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 51.74 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 232,830 | | | | | | | |
| 6 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 28.64 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 128,880 | | | | | | | |

REVIEW DATE 01/08/2018 BY TW Total Acres: 52.44 Total Land Value: 19,806 Market: 361,710 Agricultural: 15,306 Common: 4,500 PRINTED 11/21/2025 BY SYS