E1/2 OF SE 1/4 OF SE 1/4. EX 5.0
QC 1448-889

FINCHER COBY D/FINCHER MARIA E
379 SE KERCE GLEN
LULU, FL 32061

2026

32-4S-18-10529-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

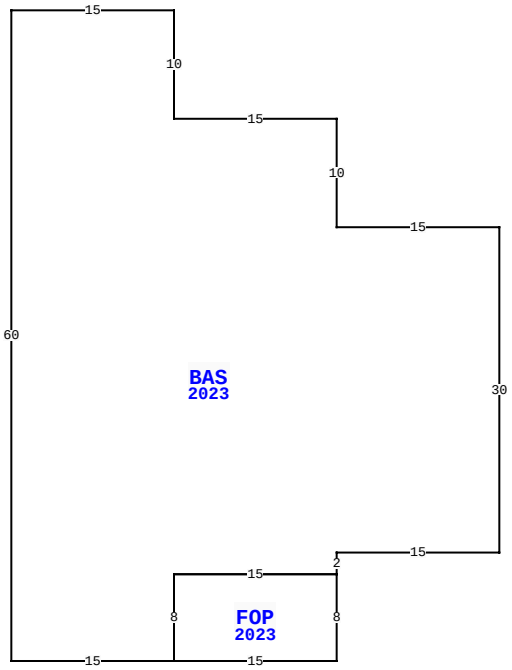
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,980	100	2023	1,980	212,553
FOP	120	35	2023	42	4,509
TOTALS	2,100			2,022	217,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	02	2,022	116.5000	113.00	228,486	2022	2022	0	0	0	5.00	95.00

1 MODULAR 2 100% - 2023 Heated Area: 1980 HX Base Yr 2023



379 SE KERCE GLN, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,062
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		57,680
TOTAL MARKET VALUE		234,542
SOH/AGL Deduction		49,392
ASSESSED VALUE		185,150
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,428
TOTAL JUST VALUE		281,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,311

SALE:5:1: FAMILY TRANSACTION

XFOB:1:1: OLD HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043323	Modular Building		12/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/0048	10/22/2015	WD	Q	I	01	90,000
GRANTOR: GENE S & LISA G SPAUL						
GRANTEE: COBY D & MARIA E FI						
1193/1426	4/28/2010	WD	Q	I	01	75,000
GRANTOR: JOYNCE ANN TYRE						
GRANTEE: GENE S & LISA G SPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,-20] W15 N10 W15 N10 W15 S60 E15 N8 E15 N2 E15 N30 $
FOP=[YR=2023;ORIG=-30,12] E15 S8 W15 N8 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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					1.49	AC		1.00	1.00	1.00	3,500.00	3,500.00	5,215							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	6200	A	PASTURE 3	0		00	0.00	0.00	4.50	AC		1.00	1.00	1.00	280.00	280.00	1,260							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.99	AC		1.00	1.00	1.00	3,500.00	3,500.00	52,465							

REVIEW DATE 07/14/2022 BY JB Total Acres: 14.99 Total Land Value: 10,480 Market: 52,465 Agricultural: 5,265 Common: 5,215 PRINTED 11/21/2025 BY SYS