BEG SE COR OF SE1/4, N 749.31 FT
749.31 FT TO S LINE OF SE1/4, E
POB.

FINCHER KELBY MARCUS
355 SE KERCE GLN
LULU, FL 32061

2026

32-4S-18-10529-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

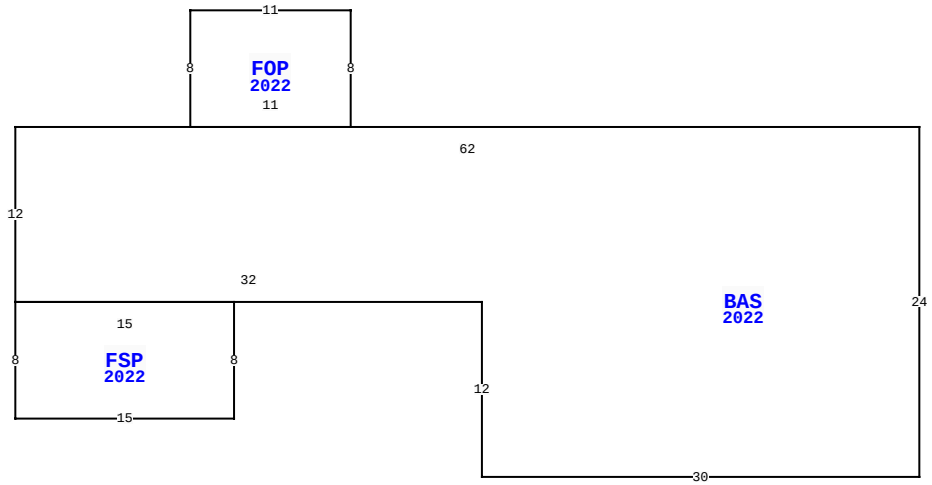
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,104	100	2022	1,104	29,278
FOP	88	35	2022	31	822
FSP	120	40	2022	48	1,273
TOTALS	1,312			1,183	31,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,183	110.5000	66.30	78,433	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1104 HX Base Yr 2023



355 SE KERCE GLN, 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		31,373
TOTAL MARKET OB/XF VALUE		13,250
TOTAL LAND VALUE - MARKET		25,050
TOTAL MARKET VALUE		50,746
SOH/AGL Deduction		6,910
ASSESSED VALUE		43,836
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,836
TOTAL JUST VALUE		69,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/889	9/23/2021	QC	U	I	11	100

GRANTOR: FINCHER COBY D

GRANTEE: FINCHER KELBY MARCU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-10,10] W62 S12 E32 S12 E30 N24 $
FSP=[YR=2022;ORIG=-72,22] E15 S8 W15 N8 $
FOP=[YR=2022;ORIG=-60,2] E11 S8 W11 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
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	100.00	100.00	100	2022	2021		100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	50.00	50.00	100	2022	2021		100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100.00	100	2022	2021		100	100	

LAND DESCRIPTION

TOTAL OB/XF 13,250

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	20,050							

REVIEW DATE 07/14/2022 BY JB Total Acres: 5.01 Total Land Value: 6,123 Market: 20,050 Agricultural: 1,123 Common: 5,000 PRINTED 10/03/2025 BY SYS