

COMM SE COR OF SW1/4 OF SW1/4,
RUN W 217 FT FOR POB, CONT W
630 FT, N 210 FT, E 630 FT, S

GUNTNER JEANETTE JOHNSON
6364 SE POUNDS HAMMOCK RD
LULU, FL 32061

2026

33-4S-18-10533-000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 50
Interior Wall	05 DRYWALL 50
Interior Floo	06 VINYL ASB 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

Quality	03	03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04

NEIGHBORHOOD/LOC	1418.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100		1,336	87,396
FCP	252	25		63	4,121
FCP	1,080	25		270	17,662
UDG	800	55		440	28,783
UDG	800	55		440	28,783
UOP	200	20		40	2,617
UOP	200	20		40	2,617
UST	108	45		49	3,205
UST	224	45		101	6,607

TOTALS	5,000			2,779	181,791
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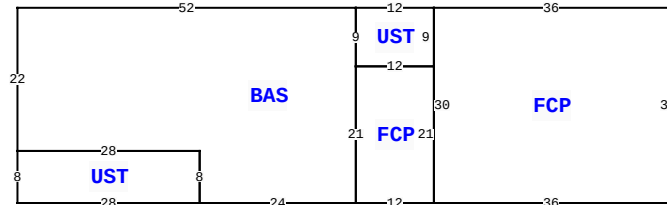
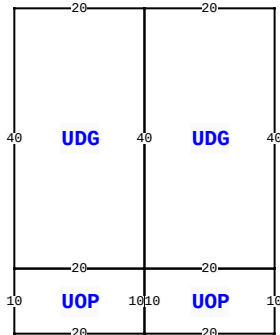
EXTRA FEATURES

L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	0296	SHED METAL	0	100	8	10	80.00	UT	7.00	7.00	100	2005	2005	3	100	560	
5	0296	SHED METAL	0	100	10	22	220.00	UT	7.00	7.00	100	2005	2005	3	100	1,540	
6	0296	SHED METAL	0	100	30	24	720.00	UT	11.00	11.00	75	2013	2013	3	75	5,940	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.02	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,140							

MARKET ADJUSTMENTS														1 SINGLE FAM 100% - 0		Heated Area: 1336		HX Base Yr	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
0100	01	2,779	89.8560	100.64	279,679	1961	1961	0	0	0	35.00	65.00							



6364 SE POUNDS HAMMOCK RD, LULU

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/29/2025 MLU

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		181,791	
TOTAL MARKET OB/XF VALUE		14,940	
TOTAL LAND VALUE - MARKET		14,140	
TOTAL MARKET VALUE		210,871	
SOH/AGL Deduction		101,595	
ASSESSED VALUE		109,276	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		58,554	
TOTAL JUST VALUE		210,871	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,171	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050210	Electrical Servic	0	06/26/2024
6828	M H	60	02/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1340/0965	7/06/2017	LE U	I	14		100	

GRANTOR: JEANETTE GUNTNER (LIF
GRANTEE: ASHLEY R JOHNSON JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S22 UST= S8 E28 N8 W28\$E28S8 E24 FCP= E12 FCP= E36 N30
W36 S30\$ N21 W12 S21\$ N21 UST= E12 N9 W12 S9\$ N9 W52\$ PTR=
N30 UDG= N40 W20 S40 E20\$ UOP= W20 S10 E20 N10\$ UOP= S10 E20
N10 W20\$ UDG= E20 N40 W20 S40\$ S30\$.