LOT 1 FOREST VIEW S/D.
WD 1321-98, QC 1389-2635

BRENT RICHARD/PROVEAUX SONJA NICOLE
169 SE GILLEN TER
LULU, FL 32061

2026

34-4S-18-10547-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

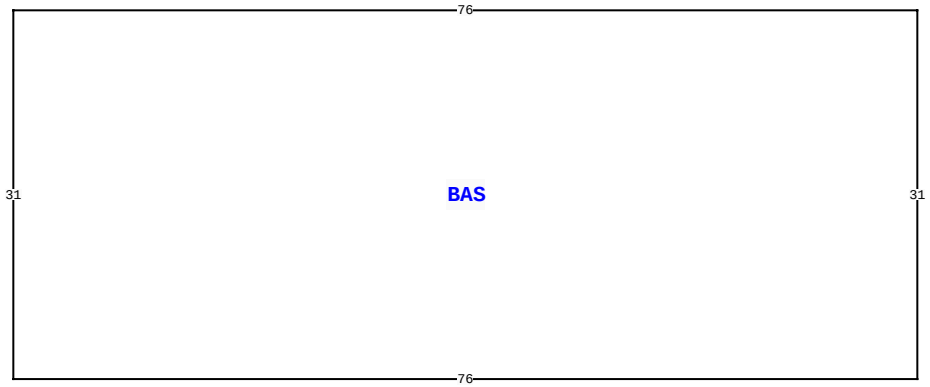
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	34418.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	264,047
TOTALS	2,356			2,356	264,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,356	117.0000	120.51	283,922	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 0% - 2022 Heated Area: 2356 HX Base Yr



1184 SE COUNTY ROAD 241 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	264,047
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	308,047
SOH/AGL Deduction	0
ASSESSED VALUE	308,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,047
TOTAL JUST VALUE	308,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041325	Mobile Home		02/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/2635	7/26/2019	QC	U	V	11	100
GRANTOR: OBBBOY R & DORIS GODW						
GRANTEE: RICHARD BRENT & SON						
1321/0098	8/25/2016	WD	Q	V	01	35,000
GRANTOR: RUSSELL DEPRATTER, DA						
GRANTEE: BOBBY R & DORIS GOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,5] E76 S31 W76 N31 $
.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	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	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	37,000.00	37,000.00	37,000							

REVIEW DATE 03/16/2021 BY JB Total Acres: 5.03 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/19/2025 BY SYS