NE1/4 OF SW1/4, EX 210 FT E &
W BY 420 FT N & S IN SW COR.
ORB 293-188, 408-298, (DC 848-

BOMAR DERRAL LEE/BOMAR ROSE MARIE
1013 SE RED CASON DR
LULU, FL 32061

**2026**

**35-4S-18-10555-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| Quality | 05 | 05 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

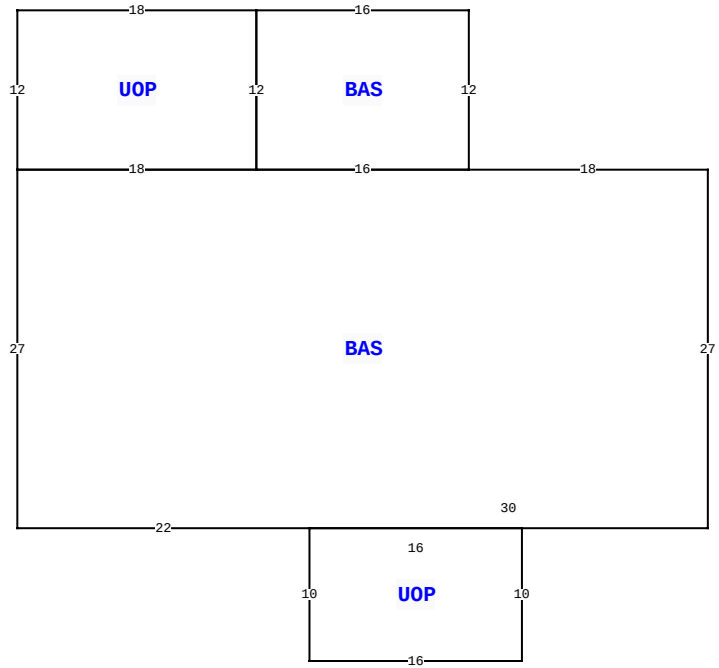
NEIGHBORHOOD/LOC 1418.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 192 | 100 | | 192 | 5,479 |
| BAS | 1,404 | 100 | | 1,404 | 40,064 |
| UOP | 160 | 25 | | 40 | 1,142 |
| UOP | 216 | 25 | | 54 | 1,541 |
| TOTALS | 1,972 | | | 1,690 | 48,226 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,690 | 118.9000 | 71.34 | 120,565 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1596 HX Base Yr




1013 SE RED CASON DR, LULU

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 48,226 |
| TOTAL MARKET OB/XF VALUE | 15,200 |
| TOTAL LAND VALUE - MARKET | 114,000 |
| TOTAL MARKET VALUE | 177,426 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 177,426 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 177,426 |
| TOTAL JUST VALUE | 177,426 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 177,426 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3235 | M H | 508 | 07/30/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1294/0267 | 5/06/2015 | QC | U | V | 11 | 85,000 |

GRANTOR: BETTY JEAN LEE

GRANTEE: DERRAL LEE & ROSE M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 BAS= N12 W16 S12 E16$ W16 UOP= N12 W18 S12 E18$ W18S27 E22 UOP= S10 E16 N10 W16$ E30 N27$.

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2015 | 2015 | 3 | 100 | 1,200 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 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 15,200

| 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 | 38.00 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 114,000 | | | | | | | |

REVIEW DATE 10/02/2015 BY DF Total Acres: 38.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 11/04/2025 BY SYS