210 FT E & W BY 420 FT N & S IN OF SW1/4.

PEARCE JIM BURLEY/PEARCE ERNEST JUNIOR
1193 SE RED CASON DR
LULU, FL 32061

2026

35-4S-18-10555-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

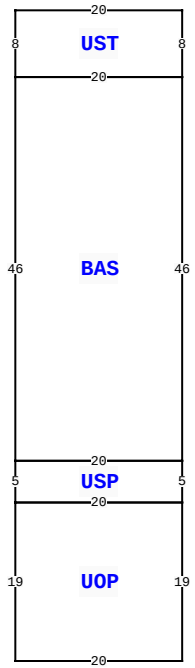
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	59,023
UOP	380	20		76	4,876
USP	100	35		35	2,246
UST	160	45		72	4,619
TOTALS	1,560			1,103	70,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,103	88.1280	98.70	108,866	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 920 HX Base Yr



1193 SE RED CASON DR, 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		70,763
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		9,800
TOTAL MARKET VALUE		82,163
SOH/AGL Deduction		48,064
ASSESSED VALUE		34,099
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,099
TOTAL JUST VALUE		82,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1495/1330	7/25/2023	QC	U	I	11	100
GRANTOR: PEARCE JIM BURLEY						
GRANTEE: PEARCE JIM BURLEY						
753/2071	11/13/1990	QC	U	I	11	1,714
GRANTOR: PEARCE LINDA GAIL						
GRANTEE: PEARCE JIM BURLEY						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W20 S8 BAS= S46 USP= S5 UOP= S19 E20 N19 W20$ E20 N5 W20$ E20 N46 W20$ E20 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
3	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0100	C	SFR	100		00	0.00	0.00	2.00	AC		1.00	1.00	0.70	7,000.00	4,900.00	9,800							

REVIEW DATE 10/02/2015 BY DF Total Acres: 2.00 Total Land Value: 9,800 Market: 0 Agricultural: 0 Common: 9,800 PRINTED 11/07/2025 BY SYS