

ALL BLOCKS D & E & 3 ACRES IN SW  
SE1/4 OF SEC 27-4S-18E, TOWN OF  
AT INTERS OF SW R/W LINE OF SR-1

COLUMBIA COUNTY, FLORIDA  
P O BOX 1529  
LAKE CITY, FL 32056

**2026**

00-00-00-10422-000  
00-00-00-10422-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	06	VINYL ASB 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Fixtures		9 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		1 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	35418.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,200	100	
UOP	800	20	
TOTALS	4,000		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	CLUB HOUSE	0%	- 0								
Heated Area: 3200						HX Base Yr					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	3,200	100		3,200	86,544						
UOP	800	20		160	4,327						
TOTALS	4,000			3,360	90,871						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				205,518	
TOTAL MARKET OB/XF VALUE				35,864	
TOTAL LAND VALUE - MARKET				28,935	
TOTAL MARKET VALUE				270,317	
SOH/AGL Deduction				0	
ASSESSED VALUE				270,317	
TOTAL EXEMPTION VALUE				03	270,317
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				270,317	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				273,956	
PRMT:1:1: VOLUNTEER FIRE STATION					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
14273	COUNTY	0	07/14/1998		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1322/1450	8/24/2016	WD U	V	18	0
GRANTOR: DON COX & MICHELLE CO					
GRANTEE: COLUMBIA COUNTY, FL					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W80 S40 UOP= S10E80 N10W80\$ E80 N40\$.					

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	0030	BARN,MT	0	0	80	40	UT		6.50	100	0	0	3	100	20,800		
2	9910	RV SITE/RE	0	0	0	0	UT		2,000.00	100	0	0	3	100	1,150		
3	0300	TENNIS CRT	0	0	115	115	UT	0.36	0.36	100	0	0	3	100	4,761		
4	0260	PAVEMENT-A	0	0	0	0	UT	0.90	0.90	100	1993	1993	3	100	9,153		
TOTALS												35,864					

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	8600	C	COUNTY	0			0.00	0.00	6.43	AC		1.00	1.00	1.00	4,500.00	4,500.00	28,935							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		7	100
Frame	05	STEEL	100
Story Height		16	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	35418.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	800	150	
BAS	2,180	100	
TOTALS	2,980		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
8700	06	3,380	141.6896	53.84	181,979	1998	1998		0	0	37.00	63.00												
3 PREF M B A			0% - 0	Heated Area: 2980			HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/11/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/11/2025	MLU	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTEE: COLUMBIA COUNTY, FL						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W42 N10 W10 S50 E52 AOF= E20 N40 W20 S40\$ N40\$.												

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
194 SE COMMUNITY DR, LULU																
TOTAL OB/XF 0																

LAND DESCRIPTION													TOTAL OB/XF					0							
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	