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

2027

00-00-00-10422-000

BUILDING CHARACTERISTICS

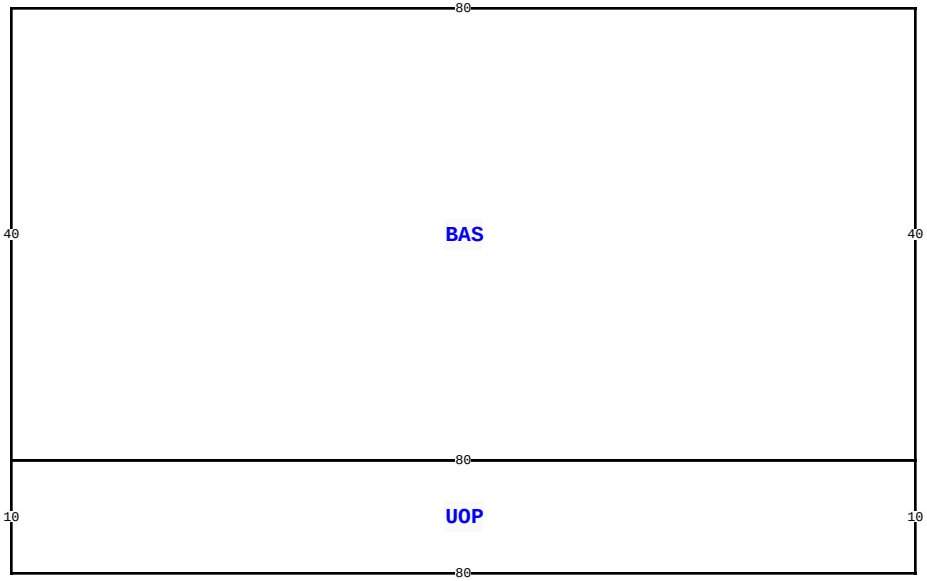
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		9 100
Frame	05	STEEL 100
Story 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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	04	3,360	100.1728	54.09	181,742	1991	1991	0	0	0	50.00	50.00

2 CLUB HOUSE 0% - 0 Heated Area: 3200 HX Base Yr



194 SE COMMUNITY DR, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

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	0030	BARN,MT	0	0	80	40	3,200.00	UT	6.50	6.50	100	0	0	3	100	20,800	
2	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0300	TENNIS CRT	0	0	115	115	13,225.00	UT	0.36	0.36	100	0	0	3	100	4,761	
4	0260	PAVEMENT-A	0	0	0	0	10,170.00	UT	0.90	0.90	100	1993	1993	3	100	9,153	

COLUMBIA COUNTY PROPERTY

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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		270,317

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 / U	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$.

LAND DESCRIPTION

TOTAL OB/XF 35,864

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	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							

REVIEW DATE 03/22/2023 BY CP Total Acres: 6.43 Total Land Value: 28,935 Market: 0 Agricultural: 0 Common: 28,935 PRINTED 11/17/2026 BY SYS

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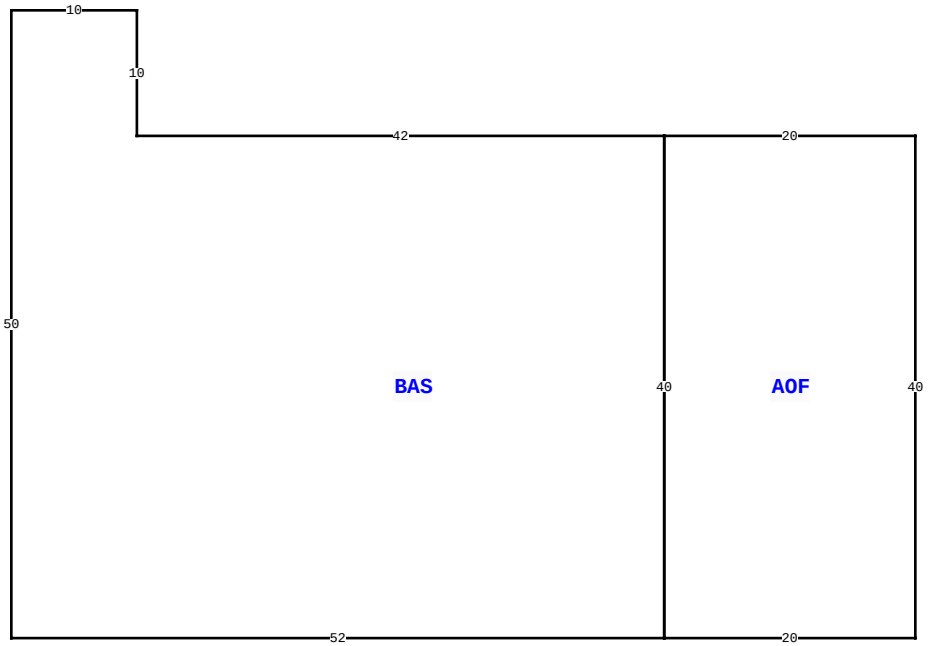
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	800	150		1,200	40,703
BAS	2,180	100		2,180	73,944
TOTALS	2,980			3,380	114,647

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	0	37.00	63.00

3 PREF M B A 0% - 0 Heated Area: 2980 HX Base Yr



194 SE COMMUNITY DR, LULU

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XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	03	270,317
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		270,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,317

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GRANTOR: DON COX & MICHELLE CO

GRANTEE: COLUMBIA COUNTY, FL

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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