THE E 60.2 FT OF LOT 3 & ALL OF
TOWN OF LULU & W1/2 OF E2/3 OF S
NE1/4 OF NE 1/4 & SE 63.50 FT OF

LULU ADVENT CHRISTIAN CHURCH
254 SE GILLEN TER
LULU, FL 32061

2026

00-00-00-10427-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

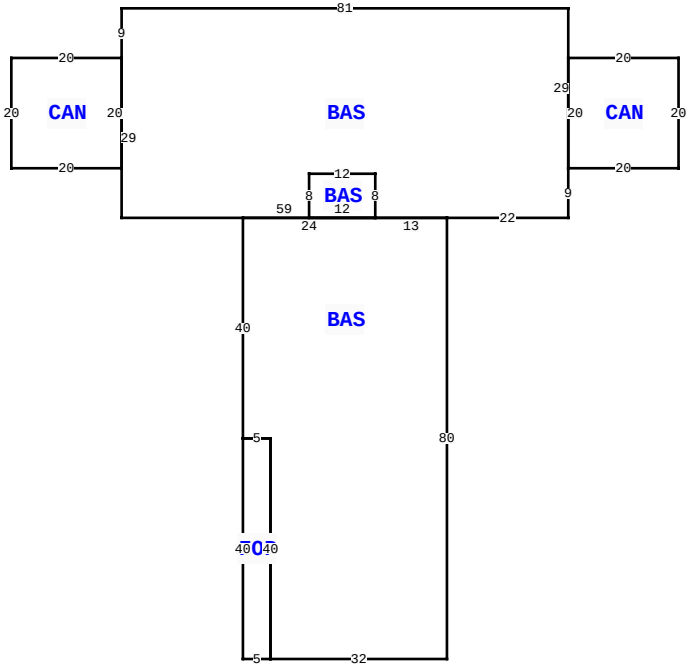
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
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	96	100		96	3,613
BAS	2,760	100		2,760	103,873
BAS	3,078	100		3,078	115,841
CAN	400	30		120	4,516
CAN	400	30		120	4,516
FOP	200	30		60	2,258
TOTALS	6,934			6,234	234,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	04	6,234	97.7478	75.27	469,233	1974	1974	0	0	0	50.00	50.00

1 CHURCH 0% - 0 Heated Area: 5934 HX Base Yr



306 SE DOUGLAS RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		519,912
TOTAL MARKET OB/XF VALUE		10,030
TOTAL LAND VALUE - MARKET		29,238
TOTAL MARKET VALUE		559,180
SOH/AGL Deduction		0
ASSESSED VALUE		559,180
TOTAL EXEMPTION VALUE	02	559,180
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		559,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40100	CHURCH	0	07/06/2020
35206	SFR	958	04/19/2017
20056	CHURCH	513	10/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1525	2/04/2022	QC	U	I	11	100
GRANTOR: GILLEN SCOTT A II						
GRANTEE: LULU ADVENT CHRISTI						
1007/1692	2/19/2004	WD	Q	I	03	28,000
GRANTOR: PAULK						
GRANTEE: LULU ADVENT CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N8 W12 S8 E12$W24 S40 FOP= S40 E5 N40 W5$ E5 S40 E32 N80$ BAS= E22 N9 CAN= E20 N20 W20 S20 $ N29 W81 S9 CAN= W20 S20 E20 N20$ S29 E59$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	3,500	
3	0166	CONC,PAVMT	0	0	0	0	654.00	UT	2.25	2.25	100	2018	2018	3	100	1,472	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2020		100	300	
5	0040	BARN,POLE	0	0	36	32	1,152.00	UT	4.00	4.00	100	2021	2020		100	4,608	

LAND DESCRIPTION

TOTAL OB/XF 10,030

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	7100	C	CHURCH	0			0.00	0.00	40,380.12	SF		1.00	1.00	0.40	0.25	0.10	4,038							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.04	AC		1.00	1.00	1.00	5,000.00	5,000.00	200							
3	7100	C	CHURCH	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000							

REVIEW DATE BY Total Acres: 5.97 Total Land Value: 29,238 Market: 0 Agricultural: 0 Common: 29,238 PRINTED 03/25/2026 BY SYS

THE E 60.2 FT OF LOT 3 & ALL OF
TOWN OF LULU & W1/2 OF E2/3 OF S
NE1/4 OF NE 1/4 & SE 63.50 FT OF

LULU ADVENT CHRISTIAN CHURCH
254 SE GILLEN TER
LULU, FL 32061

2026

00-00-00-10427-000

BUILDING CHARACTERISTICS

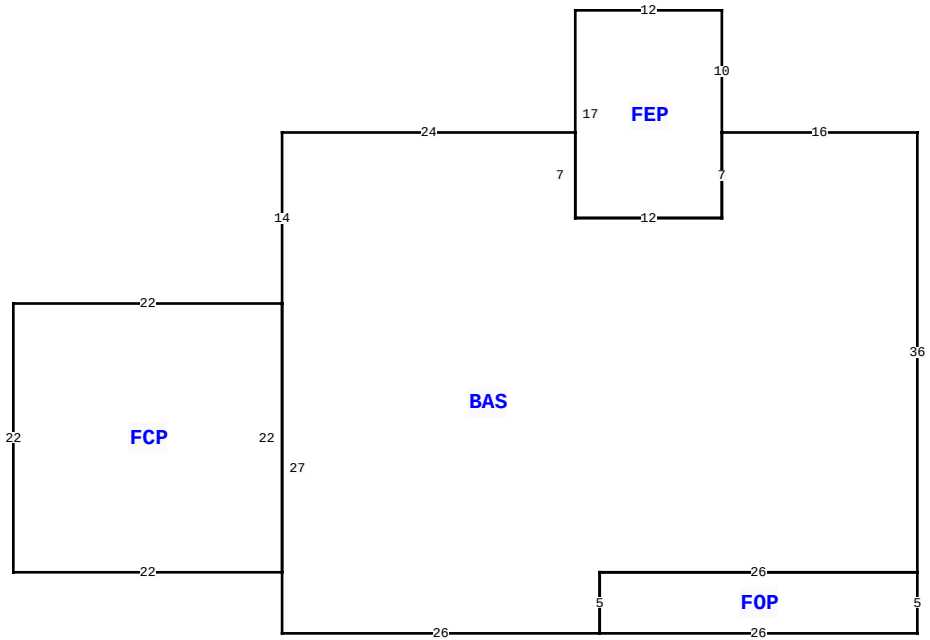
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	7100	CHURCHES-EX
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	1,918	100		1,918	244,176
FCP	484	25		121	15,405
FEP	204	80		163	20,751
FOP	130	30		39	4,965
TOTALS	2,736			2,241	285,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,241	122.2200	136.89	306,770	2018	2018	0	0	0	7.00	93.00

2 SINGLE FAM 0% - 0 Heated Area: 1918 HX Base Yr



306 SE DOUGLAS RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: LULU ADVENT CHRISTI						
1007/1692	2/19/2004	WD	Q	I	03	28,000
GRANTOR: PAULK						
GRANTEE: LULU ADVENT CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N10 W12 S17 E12 N7$ S7 W12 N7 W24 S14 FCP= W22 S22 E22 N22$ S27 E26 FOP= E26 N5 W26 S5$ N5 E26 N36$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE BY Total Acres: 5.97 Total Land Value: 29,238 Market: 0 Agricultural: 0 Common: 29,238 PRINTED 03/25/2026 BY SYS