W1/2 OF E2/3 OF S3/4 OF E1/2 OF EX THE NORTH 200 FT THEREOF.

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

2026

00-00-00-10427-002

BUILDING CHARACTERISTICS

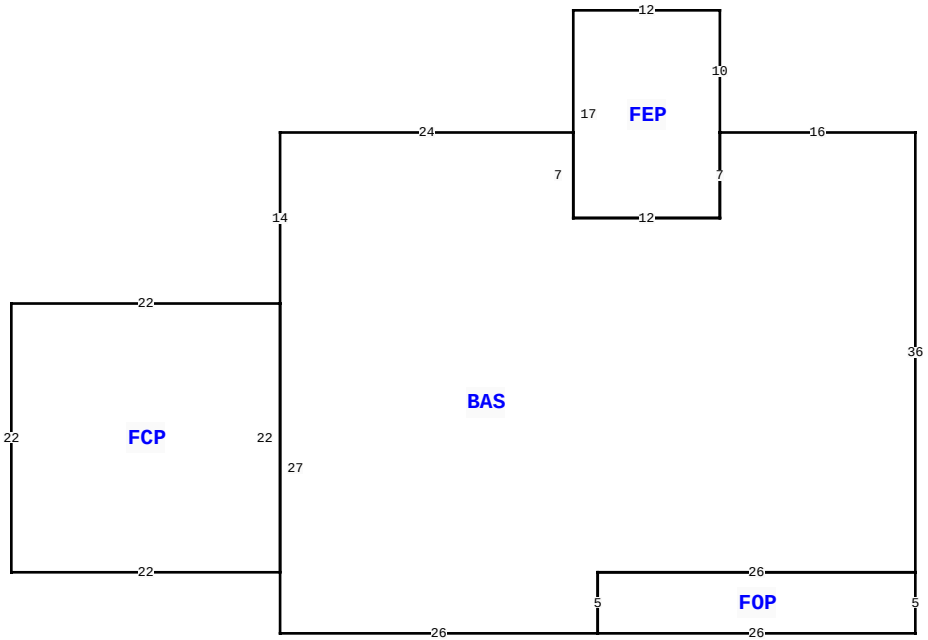
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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

1 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
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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		285,296
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,800
TOTAL MARKET VALUE		304,096
SOH/AGL Deduction		0
ASSESSED VALUE		304,096
TOTAL EXEMPTION VALUE	02	304,096
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		304,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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$.

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
1	0100	C	SFR	0			0.00	0.00	3.76	AC		1.00	1.00	1.00	5,000.00	5,000.00	18,800							

REVIEW DATE BY Total Acres: 3.76 Total Land Value: 18,800 Market: 0 Agricultural: 0 Common: 18,800 PRINTED 06/09/2026 BY SYS