LOTS 12, 13, 14, 15 & 16 BLOCK 1
& THAT PORTION OF CLOSED STREET
LOTS & THAT PORTION OF ALLEY LYI

GRAHAM CHRISTOPHER/GRAHAM CHRISTIE BRANNEN
485 SE RED CASON DR
LULU, FL 32061

2027

00-00-00-10472-000

BUILDING CHARACTERISTICS

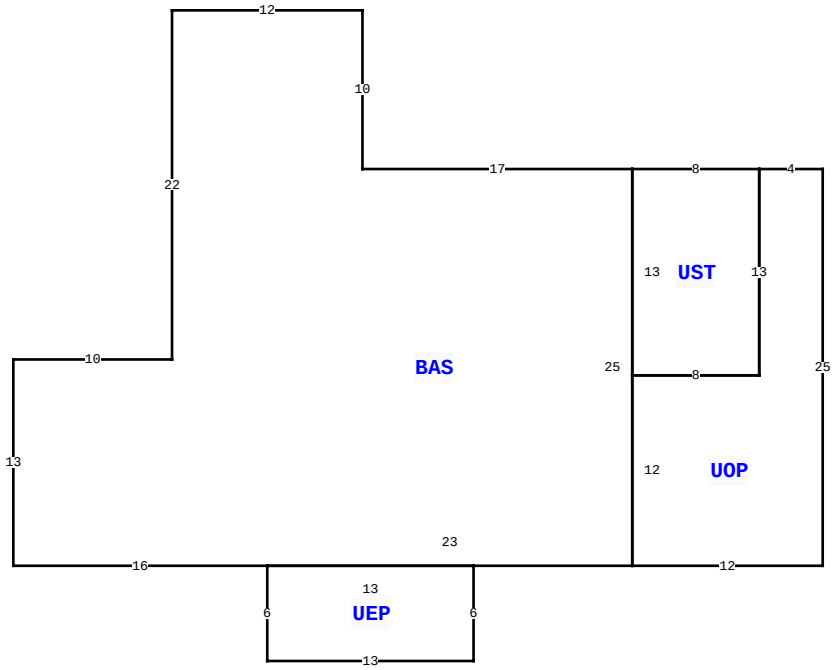
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	975	100		975	51,834
UEP	78	60		47	2,499
UOP	196	20		39	2,074
UST	104	45		47	2,499
TOTALS	1,353			1,108	58,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,108	74.3580	81.79	90,623	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 975 HX Base Yr



523 SE RED CASON DR, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,905
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	3,901
TOTAL MARKET VALUE	66,206
SOH/AGL Deduction	0
ASSESSED VALUE	66,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,206
TOTAL JUST VALUE	66,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/551	12/27/2024	WD	U	I	11	100
GRANTOR: GRAHAM CHRISTOPHER						
GRANTEE: GRAHAM CHRISTOPHER						
1348/0235	9/13/2017	WD	U	V	11	100
GRANTOR: JOSEPHINE GRAHAM						
GRANTEE: JOSEPHINE GRAHAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N10 W12 S22 W10 S13 E16 UEP= S6 E13 N6 W13$ E23 UOP= E12 N25 W4 UST= W8 S13 E8 N13$ S13 W8 S12$ N25$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	150	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	14,261.00	SF		1.00	1.00	0.40	0.25	0.10	1,426							
2	0000	C	VAC RES	0			0.00	0.00	5,498.00	SF		1.00	1.00	1.00	0.25	0.25	1,374							
3	9901	C	AC/XFOB	0			0.00	0.00	11,010.00	SF		1.00	1.00	0.40	0.25	0.10	1,101							

REVIEW DATE 10/07/2013 BY DF Total Acres: 0.71 Total Land Value: 3,901 Market: 0 Agricultural: 0 Common: 3,901 PRINTED 11/16/2026 BY SYS