LOTS 5, 6, 7 & 8 BLOCK 15 TOWN O
614-145, WD 1014-1430 & THAT POR

PARRISH CHELSEA E CROFT
157 SE SHADY WAY
LULU, FL 32061

2026

00-00-00-10474-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

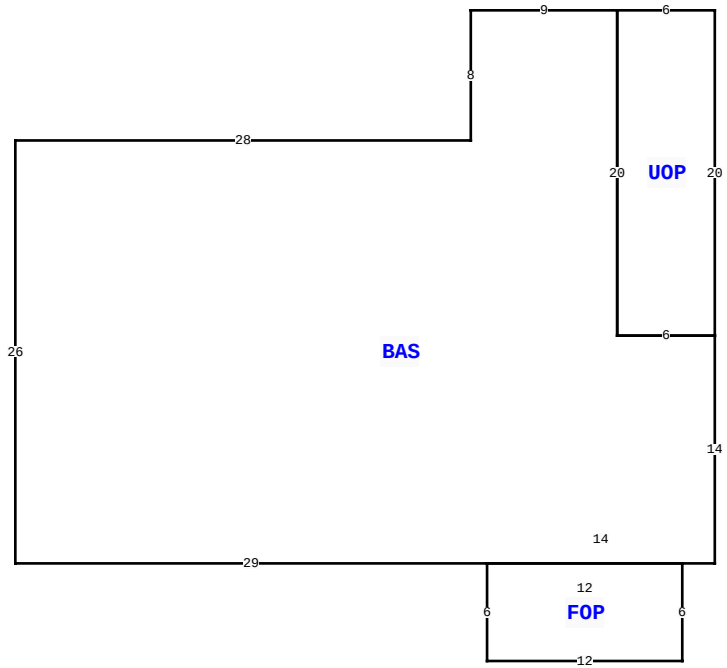
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,118	100		1,118	97,705
FOP	72	30		22	1,923
UOP	120	20		24	2,098
TOTALS	1,310			1,164	101,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,164	117.9360	134.45	156,500	1948	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1118 HX Base Yr 2021



157 SE SHADY WAY, LULU

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,725
TOTAL MARKET OB/XF VALUE		2,192
TOTAL LAND VALUE - MARKET		8,402
TOTAL MARKET VALUE		112,319
SOH/AGL Deduction		28,591
ASSESSED VALUE		83,728
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,317
TOTAL JUST VALUE		112,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,533

XFOB:1:1: OLD HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048285	Electrical Servic	0	09/28/2023
000048255	Additions	60,000	09/22/2023
19512	RELOCATE	100	05/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1404/1886	1/31/2020	WD	Q	I	01	93,000
GRANTOR: JAMES LOGAN & CHELSEA						
GRANTEE: CHELSEA E CROFT						
1264/0912	11/01/2013	WD	Q	I	01	64,000
GRANTOR: WAYNE T & BETTY H DIC						
GRANTEE: JAMES LOGAN DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S8 W28 S26 E29 FOP= S6 E12 N6 W12$ E14 N14 UOP= N20 W6 S20 E6$ W6 N20$.

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	0166	CONC,PAVMT	0	100	0	0	296.00	UT	2.00	2.00	100	2002	2002	3	100	592	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 2,192

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	100			0.00	0.00	84,018.00	SF		1.00	1.00	0.40	0.25	0.10	8,402							

REVIEW DATE 12/07/2023 BY TW Total Acres: 1.93 Total Land Value: 8,402 Market: 0 Agricultural: 0 Common: 8,402 PRINTED 05/08/2026 BY SYS