LOTS 7 & 8 BLOCK 16 TOWN OF LULU.
& THAT PORTION OF CLOSED ALLEY

MARKHAM NEVIN M & RHONDA RENEE
169 SE GILLEN TERRACE
LULU, FL 32061

2026

00-00-00-10478-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

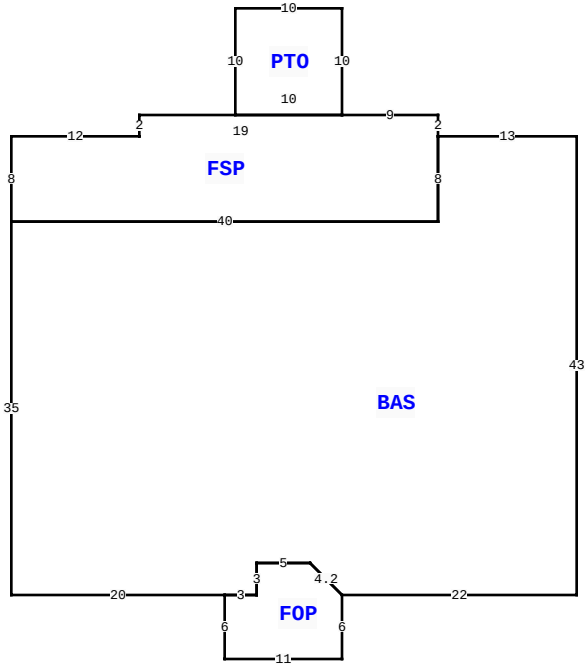
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	1,940	100		1,940	172,398
FOP	86	30		26	2,311
FSP	376	40		150	13,330
PTO	100	5		5	445
TOTALS	2,502			2,121	188,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,121	111.3560	126.95	269,261	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 0 Heated Area: 1940 HX Base Yr



169 SE GILLEN TER, 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		188,483
TOTAL MARKET OB/XF VALUE		3,634
TOTAL LAND VALUE - MARKET		4,199
TOTAL MARKET VALUE		196,316
SOH/AGL Deduction		149,829
ASSESSED VALUE		46,487
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,487
TOTAL JUST VALUE		196,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,650

XFOB:1:1: REDM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10178	SFR	185	09/08/1995

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N2 W9 PTO= N10 W10 S10 E10$ W19 S2 W12 S8E40 N8$ S8 W40 S35 E20 FOP= S6 E11N6 L3 U3 W5 S3W3 $E3 N3 E5 D3 R3 E22 N43$.

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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	89.00	UT	1.50	1.50	100	1995	1995	3	100	134	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,634

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
1	0100	C	SFR	100			0.00	0.00	41,988.00	SF		1.00	1.00	0.40	0.25	0.10	4,199							

REVIEW DATE 10/08/2013 BY DF Total Acres: 0.96 Total Land Value: 4,199 Market: 0 Agricultural: 0 Common: 4,199 PRINTED 05/08/2026 BY SYS