

COMM SE COR OF SEC, RUN W 617.23  
RD, NW ALONG R/W 1223.01 FT, W 6  
POB, CONT W 141 FT, N 318.13 FT,

GRAHAM LINDA (ESTATE)  
485 SE RED CASON DR  
LULU, FL 32061

2026

02-3S-16-01946-010



ELEMENT		CD	BUILDING CHARACTERISTICS	
CONSTRUCTION				
Exterior Wall	31	VINYL SID	100	
Exterior Wall	00	N/A	0	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	04	PLYWOOD	100	
Interior Floor	08	SHT VINYL	50	
Interior Floor	14	CARPET	50	
Air Condition	02	WINDOW	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2	100	
Frame	01	NONE	100	
Stories	1.	1.	100	
Units		0	100	
Condition Adj	02	02	100	
Kitchen Adjus	01	01	100	
Quality	03	03		
DOR CODE	0200 MOBILE HOME			
MAP NUM		MKT AREA		06
NEIGHBORHOOD/LOC	2316.0200 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ MARKET VALUE
BAS	312	100	2023	312 6,910
BAS	960	100	2023	960 21,262
UST	144	45	2023	65 1,440
TOTALS	1,416			1,337 29,612

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,337	87.8850	55.37	74,030	1986	1986	0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1272 HX Base Yr											

Diagram showing a rectangular area divided into two sections. The left section is labeled 'UST 2023' and has a width of 12. The right section is labeled 'BAS 2023' and has a width of 26. The total width is 38. The height is 40. A larger area below is labeled 'BAS 2023' with a width of 40 and a height of 24.

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,612
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			13,390
TOTAL MARKET VALUE			50,602
SOH/AGL Deduction			0
ASSESSED VALUE			50,602
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			50,602
TOTAL JUST VALUE			50,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			49,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1001	4/21/2022	WD P	I	98		1,000
GRANTOR: GRAHAM CAROL LYNN						
GRANTEE: BENHAMIN MICHAEL J						
0485/0611	2/01/1982	AG Q	V			4,000
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/03/2022	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=14,13] E40 S24 W40 N24 \$	
BAS=[YR=2023;ORIG=28,1] E26 S12 W26 N12 \$	
UST=[YR=2023;ORIG=16,1] E12 S12 W12 N12 \$	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF												7,600					

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,390							