

COMM AT SW COR OF NE1/4 OF NW1/4
 FOR POB, CONT E 213.61 FT, N 600
 FT, SW 476.75 FT, SW ALONG CURVE

ERWIN BRYAN/RHODEN MARCIA
 326 SE SPEEDY LN
 LULU, FL 32601

2026

03-5S-18-10563-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 21,150 TOTAL MARKET VALUE 21,150 SOH/AGL Deduction 10,629 ASSESSED VALUE 10,521 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,521 TOTAL JUST VALUE 21,150 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,150									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1166/1905 1/31/2009 WD U V 16 10,000 GRANTOR: JOHN P & QUINELLE C R GRANTEE: BRYAN ERWIN & MARCI 1166/1894 1/31/2009 WD Q V 01 13,500 GRANTOR: SAMUEL J RYAN GRANTEE: BRYAN ERWIN & MARCI											
MAP NUM MKT AREA 04																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/29/2025 MLU											
NEIGHBORHOOD/LOC 1518.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	0000	C	VAC RES	0		00	0.00	0.00	2.35	AC		1.00	1.00	1.00	9,000.00	9,000.00	21,150														
REVIEW DATE 04/29/2025 BY MLU										Total Acres: 2.35										Total Land Value: 21,150 Market: 0 Agricultural: 0 Common: 21,150 PRINTED 06/10/2026 BY SYS											