

COMM AT NE COR OF NW1/4 OF NE 1/
 FT TO NORTH MAINT. R/W OF SE SPE
 FOR POB, CONT S 596.85 FT TO NOR

FERNANDES AMY
 1662 SE CR 241
 LULU, FL 32061

2026

03-5S-18-10563-006



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 57,575 TOTAL MARKET VALUE 7,320 SOH/AGL Deduction 0 ASSESSED VALUE 7,320 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,320 TOTAL JUST VALUE 57,575 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 57,575											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1187/0535 7/21/2009 QC U V 11 100 GRANTOR: JOHN RYAN SR & QUINEL GRANTEE: AMY FERNANDES											
TOTALS										BLD DATE		LGL DATE		04/11/2025 MLU																	
EXTRA FEATURES										XF DATE		LAND DATE																			
INC DATE										AG DATE																					
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		00	0.00	0.00	16.45	AC		1.00	1.00	1.00	445.00	445.00	7,320														
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	16.45	AC		1.00	1.00	1.00	3,500.00	3,500.00	57,575														