

BEG AT NE COR OF NW1/4, RUN W 21 S 557.74 FT TO N R/W OF SE SPEED ALONG R/W 238.95 FT, N 537.09 FT

FERNANDES AMY/FERNANDES CHRISTIAN
1662 SE CR 241
LULU, FL 32061

2026

03-5S-18-10563-009

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 21,000 TOTAL MARKET VALUE 1,335 SOH/AGL Deduction 0 ASSESSED VALUE 1,335 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,335 TOTAL JUST VALUE 21,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,000									
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM																															
NEIGHBORHOOD/LOC		1518.00 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																1187/0541	7/21/2009	QC	U	V	11	100									
																				GRANTOR: JOHN P RYAN SR & QUIN											
																				GRANTEE: AMY & CHRISTIAN & I											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS																				BLD DATE		LGL DATE		04/29/2025	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															
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	5500	A	TIMBER 2	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335														
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	21,000														
REVIEW DATE 04/29/2025 BY MLU Total Acres: 3.00 Total Land Value: 1,335 Market: 21,000 Agricultural: 1,335 Common: 0 PRINTED 03/25/2026 BY SYS																															