E1/2 OF NE1/4 OF NW1/4, EX .14 A IN ORB 807-1578 & EX RD R/W & EX 5 AC THEREOF AS LIES S OF THE SO

FLANAGAN BRENDA GAYE WOOD/FLANAGAN JOHN
529 SE LESLIE WOOD LANE
LULU, FL 32061

**2027**

**12-5S-17-09216-000**

## BUILDING CHARACTERISTICS

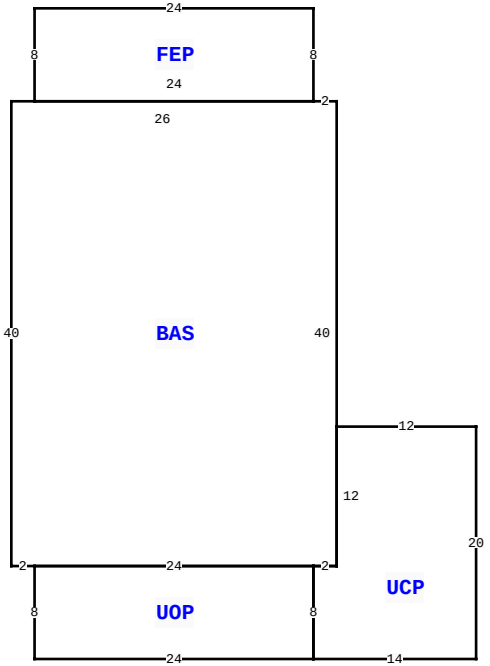
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 04 | SINGLE SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 03 | 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 12517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,120 | 100 | | 1,120 | 76,469 |
| FEP | 192 | 80 | | 154 | 10,514 |
| UCP | 256 | 20 | | 51 | 3,482 |
| UOP | 192 | 20 | | 38 | 2,595 |
| TOTALS | 1,760 | | | 1,363 | 93,060 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,363 | 95.4900 | 105.04 | 143,170 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr




4409 SE HIGH FALLS RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | 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 | 0210 | GARAGE U | 0 | 0 | 18 | 21 | 378.00 | UT | 0.99 | 0.99 | 100 | 0 | 0 | 3 | 100 | 374 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 93,060 |
| TOTAL MARKET OB/XF VALUE | 974 |
| TOTAL LAND VALUE - MARKET | 53,000 |
| TOTAL MARKET VALUE | 108,814 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,814 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,814 |
| TOTAL JUST VALUE | 147,034 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 148,726 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042933 | Roof Replacement | 4,363 | 10/08/2021 |
| 30820 | M H | 578 | 03/05/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/1631 | 7/23/2024 | LE | U | V | 14 | 100 |
| GRANTOR: FLANAGAN BRENDA GAYE | | | | | | |
| GRANTEE: FLANAGAN BRENDA W L | | | | | | |
| 1213/1616 | 4/21/2011 | WD | U | I | 11 | 100 |
| GRANTOR: KATHLEEN D & GERALD W | | | | | | |
| GRANTEE: BRENDA GAYE WOOD FL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W2 FEP= N8 W24 S8 E24$W26 S40 E2 UOP= S8 E24 N8 W24$ E24 UCP= S8 E14 N20 W12 S12 W2$ E2 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 974

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,780 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |

REVIEW DATE 01/03/2019 BY DF Total Acres: 5.00 Total Land Value: 14,780 Market: 40,000 Agricultural: 1,780 Common: 13,000 PRINTED 11/17/2026 BY SYS