NW1/4 OF SW1/4.

DICKS LEONARD A
P O BOX 75
LAKE CITY, FL 32056

2026

17-5S-18-10588-001

BUILDING CHARACTERISTICS

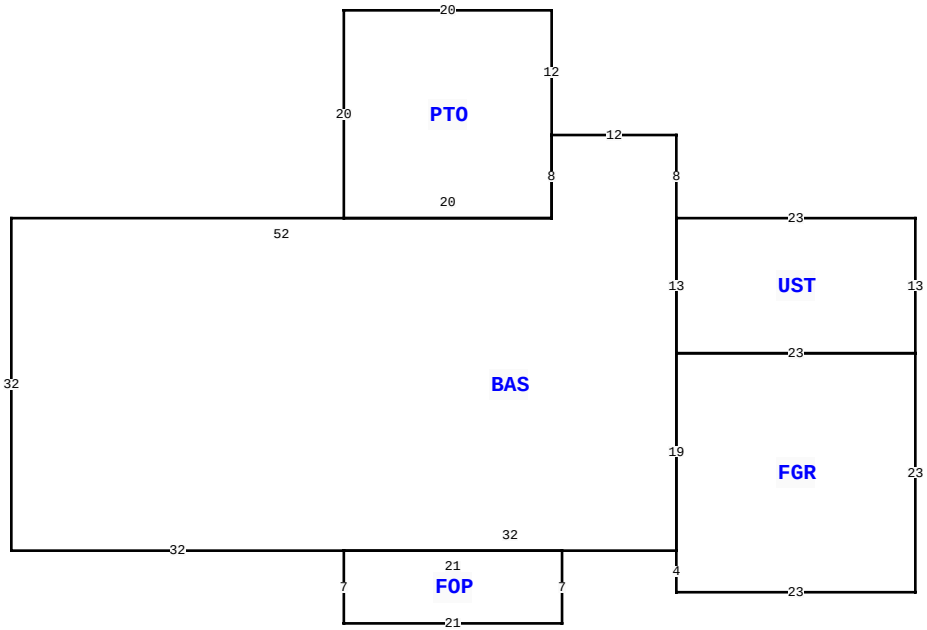
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100		2,144	171,426
FGR	529	55		291	23,267
FOP	147	30		44	3,518
PTO	400	5		20	1,599
UST	299	45		135	10,794
TOTALS	3,519			2,634	210,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,634	107.9040	123.01	324,008	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2144 HX Base Yr



2258 SE FAMILY RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,605
TOTAL MARKET OB/XF VALUE		35,020
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		259,050
SOH/AGL Deduction		84,603
ASSESSED VALUE		174,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,036
TOTAL JUST VALUE		365,625
NCON VALUE		32,520
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053490	Swimming Pool and	68,750	06/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W12 PTO= N12 W20 S20E20 N8$ S8 W52 S32 E32 FOP= S7 E21 N7 W21$ E32 FGR= S4 E23 N23 W23 S19$ N19 UST= E23 N13 W23 S13$ N13$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	25	25	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2026	2025		98	30,870	
5	0080	DECKING	0	100	0	0	550.00	UT	3.00	3.00	100	2026	2025		100	1,650	

LAND DESCRIPTION

TOTAL OB/XF 35,020

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	280.00	280.00	6,160							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	39.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	117,000							
4	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
5	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							

REVIEW DATE 03/09/2026 BY robin Total Acres: 40.00 Total Land Value: 13,425 Market: 117,000 Agricultural: 10,425 Common: 3,000 PRINTED 05/15/2026 BY SYS