

PART OF PARCEL A BEING GOV'T LOT 4 AS LIES WEST OF OLUSTEE CREEK, THIS PART ALSO LYING IN

ALLEN RONALD H TRUSTEE OF THE RONALD H ALLEN LIVING TRUST, P O BOX 1390 LAKE CITY, FL 32056-1390

2026

19-4S-19-10659-200



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.100	
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	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	2024
TOTALS	1,980		1,980
			217,988

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100% - 2024		224,730	2023	2023	0	0	3.00	97.00	
				Heated Area: 1980				HX Base Yr 2024				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>30</p> <p>66</p> <p>BAS 2024</p> <p>66</p> <p>30</p> </div>												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2025 MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	217,988			
TOTAL MARKET OB/XF VALUE	7,000			
TOTAL LAND VALUE - MARKET	171,060			
TOTAL MARKET VALUE	243,730			
SOH/AGL Deduction	25,540			
ASSESSED VALUE	218,190			
TOTAL EXEMPTION VALUE	56,411		HX HB WR	
BASE TAXABLE VALUE	161,779			
TOTAL JUST VALUE	396,048			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	404,893			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045903	Mobile Home		11/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/1108	7/26/2017	WD	U	I	11	0
GRANTOR: RONALD H ALLEN TRUSTE						
GRANTEE: RONALD H ALLEN TRUS						
1341/0656	4/26/2017	WD	U	I	11	0
GRANTOR: GEORGENE T ALLEN						
GRANTEE: RONALD H ALLEN TRUS						

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
1	9945	Well/Sept	0	100	0	0			7,000.00	100	2024	2023		100	7,000	

TOTAL OB/XF													7,000				
988 SE BLACK CREEK CT, LULU																	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=15,6] E66 S30 W66 N30 \$												

LAND DESCRIPTION													TOTAL OB/XF					7,000						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	56.02	AC		1.00	1.00	1.00	281.00	281.00	15,742							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	56.02	AC		1.00	1.00	1.00	3,000.00	3,000.00	168,060							
3	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							