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

2027

19-4S-19-10659-200

BUILDING CHARACTERISTICS

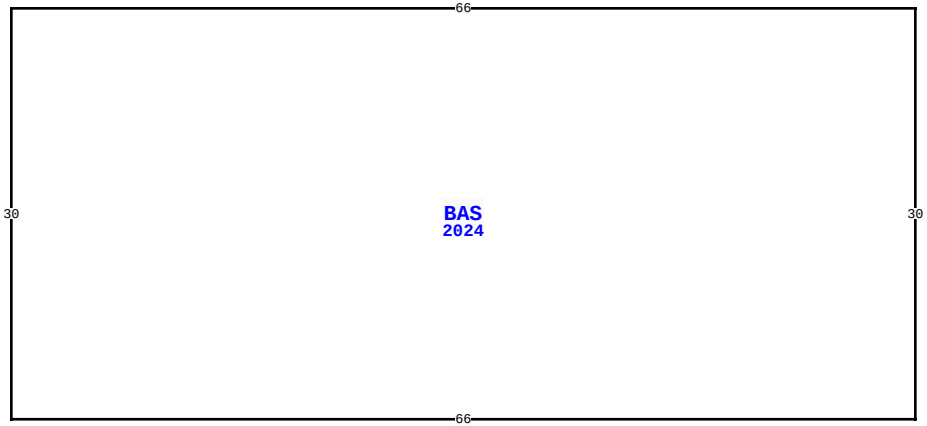
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2024	1,980	215,799
TOTALS	1,980			1,980	215,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,980	113.5000	112.36	222,473	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 0% - 2027 Heated Area: 1980 HX Base Yr



988 SE BLACK CREEK CT, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,799
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	171,060
TOTAL MARKET VALUE	241,541
SOH/AGL Deduction	0
ASSESSED VALUE	241,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,541
TOTAL JUST VALUE	393,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,048

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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	0					1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							

REVIEW DATE 09/27/2023 BY RP Total Acres: 57.02 Total Land Value: 18,742 Market: 168,060 Agricultural: 15,742 Common: 3,000 PRINTED 11/17/2026 BY SYS