

COMM NW COR OF E 1/2 OF NE 1/4
420.93 FT, S 629.96 FT, W 7.73 F
N 79 DEG W 153.45 FT, N 13.74 FT

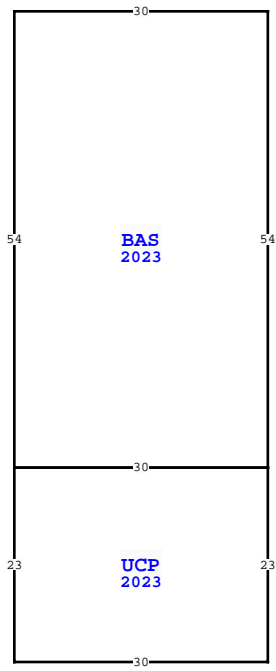
HARDEN JOHN SR/HARDEN SAMANTHA
201 SE BRANTLEY CT
LULU, FL 32061

2026

19-5S-18-10596-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1518.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2023
UCP	690	20	2023
TOTALS	2,310		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STRG/CONV	100%	- 2016		Heated Area: 1620					HX Base Yr 2016	



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,161
TOTAL MARKET OB/XF VALUE			29,640
TOTAL LAND VALUE - MARKET			70,300
TOTAL MARKET VALUE			210,101
SOH/AGL Deduction			26,425
ASSESSED VALUE			183,676
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			132,265
TOTAL JUST VALUE			210,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045042	Mobile Home		07/26/2022
000044923	Mobile Home		07/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2520	4/30/2022	QC	U	I	11	100
GRANTOR: STRICKLAND BRENDA						
GRANTEE: HARDEN JOHN SR						
1465/136	4/22/2022	QC	U	I	11	100
GRANTOR: HARDEN JOHN PAUL JR						
GRANTEE: STRICKLAND BRENDA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2010
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2010
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2023
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2023
5	0166	CONC, PAVMT	0	100	24	40	960.00	UT	3.00	100	2023
6	0060	CARPORT F	0	100	12	46	552.00	UT	5.00	100	2023
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	5,000.00	100	2023

TOTAL OB/XF												29,640			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/06/2026			MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=-192,-10] E30 S54 W30 N54 \$											
UCP=[YR=2023;ORIG=-192,44] E30 S23 W30 N23 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	0100	C	SFR	100			0.00	0.00	2.46	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,600							
2	0000	C	VAC RES	100			0.00	0.00	3.89	AC		1.00	1.00	1.00	10,000.00	10,000.00	38,900							
3	0000	C	VAC RES	100			0.00	0.00	0.68	AC		1.00	1.00	1.00	10,000.00	10,000.00	6,800							