

COMM NW COR OF SEC, RUN SE 1902.  
OF SE1/4 OF NW1/4 FOR POB, RUN E  
1678.97 FT, W 412.70 FT, N 1666.

HOLLOWAY BRENDA W/FLANAGAN JOHN P  
529 SE LESLIE WOOD LN  
LULU, FL 32061

**2026**

19-5S-18-10598-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	1518.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,690
FGR	420
FOP	96
FST	48
TOTALS	2,254

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0		230,520	1987	1987	0	0	35.00	65.00	Heated Area: 1690 HX Base Yr	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026 MLU							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	149,838			
TOTAL MARKET OB/XF VALUE	5,860			
TOTAL LAND VALUE - MARKET	142,830			
TOTAL MARKET VALUE	171,315			
SOH/AGL Deduction	70,573			
ASSESSED VALUE	100,742			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	49,331			
TOTAL JUST VALUE	298,528			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	280,038			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1628	7/23/2024	LE U	I	14		100
GRANTOR: FLANAGAN BRENDA W (AK)						
GRANTEE: FLANAGAN JOHN P (EN)						

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	0080	DECKING	0	100	15	16	1.00	UT	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	8	9	1.00	UT	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	16	16	1.00	UT	0.00	100	0	0	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	2,500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	600	
6	0252	LEAN-TO W/	0	100	12	26	312.00	UT	2.50	100	2013	2013	3	100	780	
7	0252	LEAN-TO W/	0	100	12	26	312.00	UT	2.50	100	2013	2013	3	100	780	
TOTALS																

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	5500	A	TIMBER 2	0		00	0.00	0.00	14.87	AC		1.00	1.00	1.00	445.00	445.00	6,617								
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000								
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.87	AC		1.00	1.00	1.00	9,000.00	9,000.00	133,830								
TOTALS																									

REVIEW DATE 09/06/2015 BY DF																													
Total Acres: 15.87						Total Land Value: 15,617						Market: 133,830						Agricultural: 6,617						Common: 9,000					
PRINTED 05/12/2026 BY SYS																													