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

2027

19-5S-18-10598-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

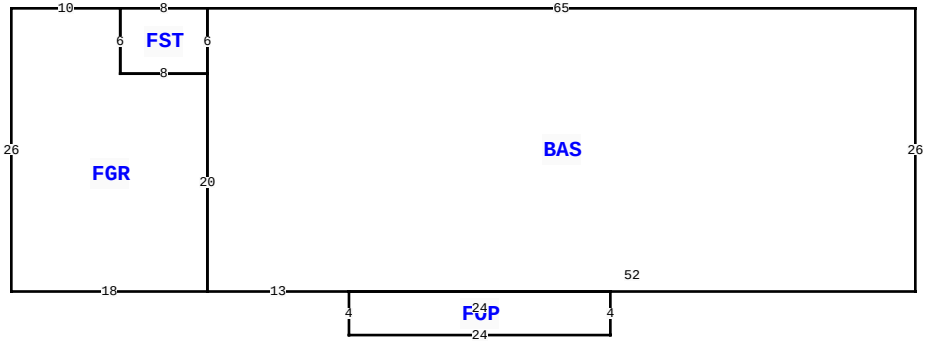
NEIGHBORHOOD/LOC 1518.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	123,658
FGR	420	55		231	16,903
FOP	96	30		29	2,122
FST	48	55		26	1,903
TOTALS	2,254			1,976	144,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,976	102.3350	112.57	222,438	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1690 HX Base Yr



529 SE LESLIE WOOD LN, LULU

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 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	0080	DECKING	0	100	15	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	8	9	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0252	LEAN-TO W/	0	100	12	26	312.00	UT	2.50	2.50	100	2013	2013	3	100	780	
7	0252	LEAN-TO W/	0	100	12	26	312.00	UT	2.50	2.50	100	2013	2013	3	100	780	

LAND DESCRIPTION

TOTAL OB/XF 5,860

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	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							

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 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,585
TOTAL MARKET OB/XF VALUE		5,860
TOTAL LAND VALUE - MARKET		142,830
TOTAL MARKET VALUE		166,062
SOH/AGL Deduction		62,496
ASSESSED VALUE		103,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,155
TOTAL JUST VALUE		293,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,908

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 FST= W8 S6 E8 N6$ S6 FGR= W8 N6 W10 S26 E18 N20$ S20 E13 FOP= S4 E24 N4 W24$E52 N26$.