COMM SW COR OF SE1/4 OF SW1/4, R
E 60.11 FT FOR POB, RUN N 463.85
FT, S 463.85 FT, W 469.55 FT TO

JOHNS ROBERT S/JOHNS KIMBERLY B
528 SE LESLIE WOOD LN
LULU, FL 32061

2027

19-5S-18-10599-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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

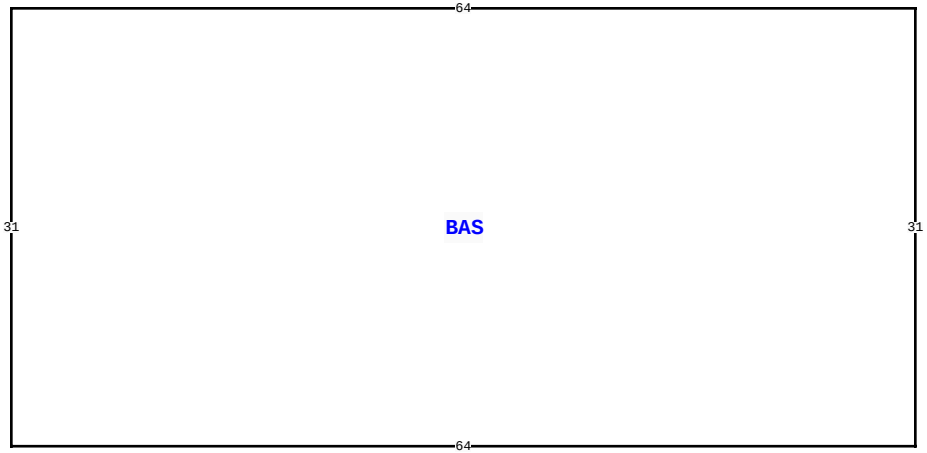
NEIGHBORHOOD/LOC 1518.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	115,591
TOTALS	1,984			1,984	115,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	113.9000	105.93	210,165	2003	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1984 HX Base Yr 2003



528 SE LESLIE WOOD LN, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,591
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	128,011
SOH/AGL Deduction	60,793
ASSESSED VALUE	67,218
TOTAL EXEMPTION VALUE	HX HB 42,218
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	142,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051276	Roof Replacement	10,100	10/25/2024
000051017	Electrical Servic	0	10/11/2024
20075	M H	125	10/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1167	6/08/2023	LE	U	I	14	100
GRANTOR: JOHNS ROBERT S						
GRANTEE: JOHNS ROBERT S (ENH						
0964/1617	10/04/2002	WD	Q	V	01	100
GRANTOR: ROBERT E JOHNS						
GRANTEE: ROBERT S JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	16,000							

REVIEW DATE 11/27/2024 BY JS Total Acres: 5.00 Total Land Value: 5,120 Market: 16,000 Agricultural: 1,120 Common: 4,000 PRINTED 11/17/2026 BY SYS