

BEG AT SW COR OF NW1/4 OF SW1/4
 484.13 FT, E 331.40 FT, S 25 DG
 568.54 FT TO POB.

PHILLIPS EVERETT LEE
 131 SE BRANTLEY CT
 LULU, FL 32061

2026

20-5S-18-10601-007



| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 26 ALM SIDING 100 |
| Exterior Wall | 00 N/A 0 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 02 ROLL COMP 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 08 SHT VINYL 50 |
| Interior Floor | 14 CARPET 50 |
| Air Condition | 02 WINDOW 100 |
| Heating Type | 02 CONVECTION 100 |
| Bedrooms | 1 100 |
| Bathrooms | 1 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 03 03 |
| DOR CODE | 0200 MOBILE HOME |
| MAP NUM | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 1518.00 1.00/ |
| AREA TYPE | TOTAL GROSS AREA |
| BAS | 864 |
| PCT OF BASE | 100 |
| TOT ADJ AREA | 864 |
| SUBAREA MARKET VALUE | 38,757 |
| TOTALS | 864 38,757 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|---------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|-----------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | MODULAR | 1 | 0% - 2022 | | 70,468 | 1995 | 1995 | 0 | 0 | 45.00 | 55.00 | Heated Area: 864 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 38,757 |
| TOTAL MARKET OB/XF VALUE | | | 3,000 |
| TOTAL LAND VALUE - MARKET | | | 20,000 |
| TOTAL MARKET VALUE | | | 61,757 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 61,757 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 61,757 |
| TOTAL JUST VALUE | | | 61,757 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 61,757 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1449/1674 | 10/07/2021 | WD | U | V | 11 | 100 |
| GRANTOR: PHILLIPS EVERETT A | | | | | | |
| GRANTEE: PHILLIPS EVERETT LE | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |
| | |

| BUILDING DIMENSIONS | |
|-------------------------------------|--|
| BAS=[ORIG=18,12] E36 S24 W36 N24 \$ | |

| 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 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

| 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 | DPHT 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 | 0 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 20,000 | | | | | | | |