THAT PORTION OF SW1/4 LYING E OF
PB 887-938, DC 887-942, 1001-190

WALDRON PATRICIA/WALDRON ROBERT
6071 SE COUNTY LINE RD
LULU, FL 32061

2027

23-4S-18-10399-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 04

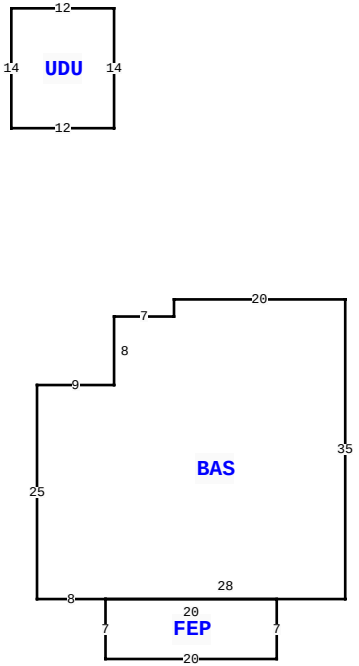
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100		1,156	9,840
FEP	140	80		112	953
UDU	168	55		92	783
TOTALS	1,464			1,360	11,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,360	38.6880	42.56	57,882	1925	1925	0	0	75	35.00	20.00

1 SINGLE FAM 0% - 2025 Heated Area: 1156 HX Base Yr 2025



6071 SE COUNTY LINE RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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	0021	BARN,FR AE	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	50	16	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0040	BARN,POLE	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
4	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
5	9947	Septic	0	50	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,900
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		163,950
TOTAL MARKET VALUE		237,794
SOH/AGL Deduction		0
ASSESSED VALUE		237,794
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		186,383
TOTAL JUST VALUE		384,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048710	Mobile Home		11/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2699	1/22/2024	WD	U	I	30	51,200
GRANTOR: WALDRON JAMES O TESTA						
GRANTEE: WALDRON PATRICIA						
1007/1835	1/19/2004	PR	U	I	19	100
GRANTOR: NICHOLSON TERRY A AS						
GRANTEE: WALDRON RIGDON E AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S25 E8 FEP= S7 E20 N7 W20$ E28 N35 W20 S2 W7 S8$
PTR=N30 UDU= N14 W12 S14 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	51.65	AC		1.00	1.00	1.00	281.00	281.00	14,514							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
3	0102	C	SFR/MH	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	53.65	AC		1.00	1.00	1.00	3,000.00	3,000.00	160,950							

REVIEW DATE 01/23/2024 BY randall Total Acres: 54.65 Total Land Value: 17,594 Market: 160,950 Agricultural: 14,594 Common: 3,000 PRINTED 11/17/2026 BY SYS

THAT PORTION OF SW1/4 LYING E OF
PB 887-938, DC 887-942, 1001-190

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BUILDING CHARACTERISTICS

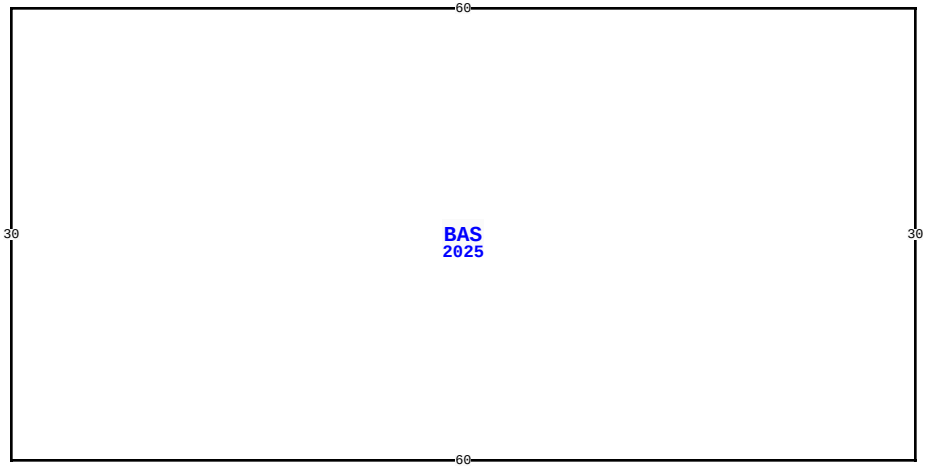
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2025	1,800	204,324
TOTALS	1,800			1,800	204,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,800	117.0000	115.83	208,494	2024	2024	0	0	0	2.00	98.00

2 MANUF 3 50% - 2025 Heated Area: 1800 HX Base Yr 2025



6071 SE COUNTY LINE RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1007/1835	1/19/2004	PR	U	I	19	100
GRANTOR: NICHOLSON TERRY A AS						
GRANTEE: WALDRON RIGDON E AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,14] E60 S30 W60 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/23/2024 BY randall Total Acres: 54.65 Total Land Value: 17,594 Market: 160,950 Agricultural: 14,594 Common: 3,000 PRINTED 11/17/2026 BY SYS