

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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
BAS	2,001	100	2026
FCP	576	25	2026
FOP	100	30	2026
FOP	350	30	2026
TOTALS	3,027		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	SINGLE FAM	0%	- 2026									Heated Area: 2001 HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/11/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/11/2025	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			290,768
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			40,005
TOTAL MARKET VALUE			295,854
SOH/AGL Deduction			0
ASSESSED VALUE			295,854
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			295,854
TOTAL JUST VALUE			330,773
NCON VALUE			290,768
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			40,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052220	New Residential C	380,000	01/31/2025
000051862	Right-of-Way Acce		12/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/826	9/29/2023	TR	U	V	30	11,500

GRANTOR: WALDRON JAMES O TESTA  
GRANTEE: CLAYTON BRANDON

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
5931 SE COUNTY LINE RD, LULU																

BUILDING NOTES													
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2026;ORIG=73,18] W35 S14 W24 S29 E9 S3 E15 N13 E20 S7 E15 N40 \$</p> <p>FCP=[YR=2026;ORIG=14,8] E24 S24 W24 N24 \$</p> <p>FOP=[YR=2026;ORIG=38,8] E35 S10 W35 N10 \$</p> <p>FOP=[YR=2026;ORIG=38,51] E20 S5 W20 N5 \$</p>													

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		A-1	0.00	0.00	11.43	AC		1.00	1.00	1.00	445.00	445.00	5,086							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.43	AC		1.00	1.00	1.00	3,500.00	3,500.00	40,005							