THE W 11.43 AC OF NW1/4 OF SE1/4

317-161, PB 887-938, 887-956, 9

CLAYTON BRANDON/CLAYTON COURTNEY
5935 SE COUNTY LINE RD
LULU, FL 32061

2027

23-4S-18-10400-000

BUILDING CHARACTERISTICS

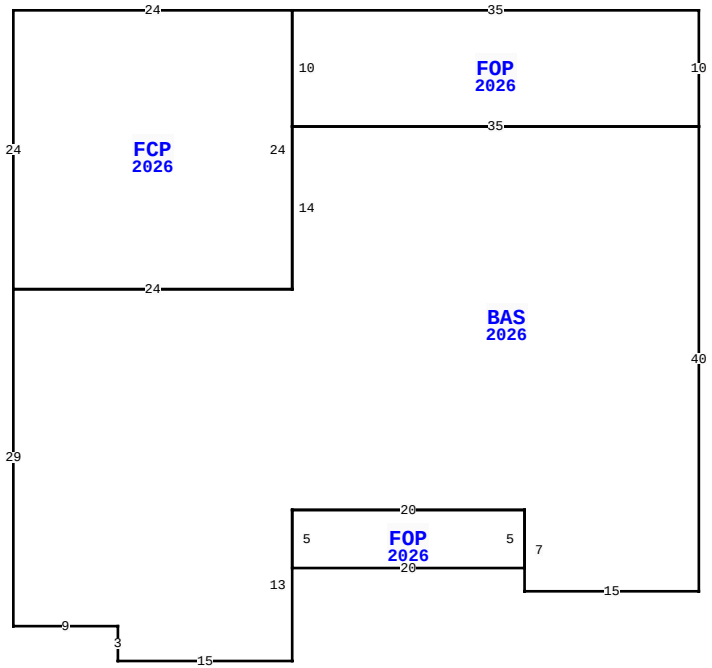
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2026	2,001	236,998
FCP	576	25	2026	144	17,055
FOP	100	30	2026	30	3,553
FOP	350	30	2026	105	12,436
TOTALS	3,027			2,280	270,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	107.6700	118.44	270,043	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2001 HX Base Yr 2026



5931 SE COUNTY LINE RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		270,043
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,005
TOTAL MARKET VALUE		280,017
SOH/AGL Deduction		0
ASSESSED VALUE		280,017
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,606
TOTAL JUST VALUE		310,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,666

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=73,18] W35 S14 W24 S29 E9 S3 E15 N13 E20 S7 E15 N40 $
FCP=[YR=2026;ORIG=14,8] E24 S24 W24 N24 $
FOP=[YR=2026;ORIG=38,8] E35 S10 W35 N10 $
FOP=[YR=2026;ORIG=38,51] E20 S5 W20 N5 $
.

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
1	0100	C	SFR	100					1.60	AC		1.00	1.00	1.00	3,500.00	3,500.00	5,600							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.83	AC		1.00	1.00	1.00	445.00	445.00	4,374							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.83	AC		1.00	1.00	1.00	3,500.00	3,500.00	34,405							

REVIEW DATE 03/25/2026 BY robin Total Acres: 11.43 Total Land Value: 9,974 Market: 34,405 Agricultural: 4,374 Common: 5,600 PRINTED 11/17/2026 BY SYS