THE E 11.43 AC OF THE W 22.86 AC
SE1/4.

WALDRON FAMILY TRUST
6071 SE COUNTY LINE RD
LULU, FL 32061

2027

23-4S-18-10400-007

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		2 100
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 04

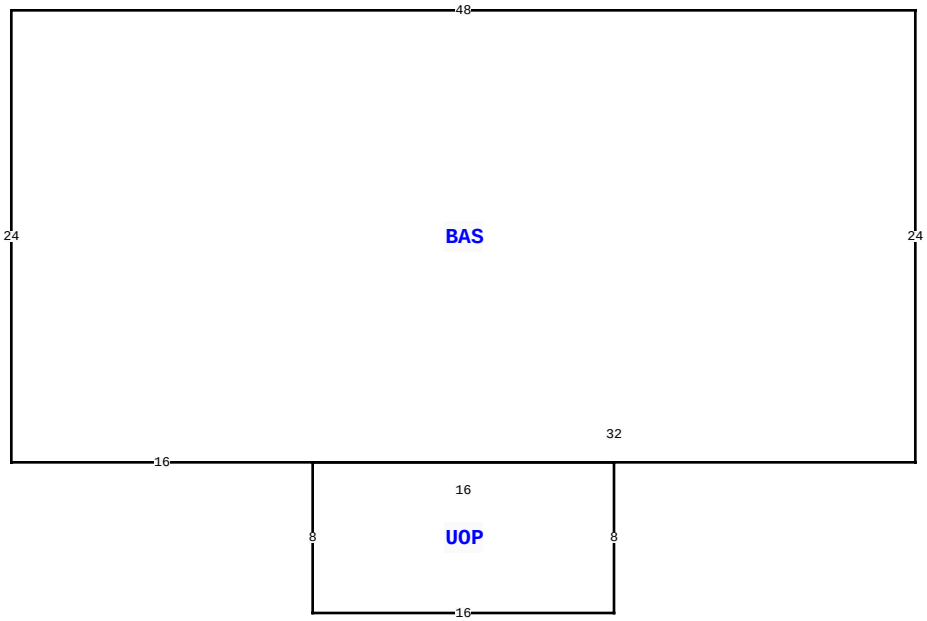
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,214
UOP	128	25		32	867
TOTALS	1,280			1,184	32,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,184	112.9000	67.74	80,204	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



5935 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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,082
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	68,580
TOTAL MARKET VALUE	53,912
SOH/AGL Deduction	0
ASSESSED VALUE	53,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,912
TOTAL JUST VALUE	109,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11222	M H	125	05/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/2570	9/06/2018	WD	U	I	11	100
GRANTOR: PATRICIA MILLICAN WAL						
GRANTEE: PATRICIA M WALDRON						
1190/2697	3/01/2010	QC	U	I	11	100
GRANTOR: LEWIS RAY WALDRON						
GRANTEE: PATRICIA MILLICAN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E16 UOP= S8 E16 N8 W16$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0		A-1	0.00	0.00	1.43	AC		1.00	1.00	1.00	6,000.00	6,000.00	8,580							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	60,000							

REVIEW DATE 12/01/2015 BY DF Total Acres: 11.43 Total Land Value: 13,030 Market: 60,000 Agricultural: 4,450 Common: 8,580 PRINTED 11/17/2026 BY SYS