

THE W3/4 OF NE1/4 OF NE1/4 &
 E1/2 OF NW1/4 OF NE1/4 EX 1 AC
 IN NW COR THEREOF & SE1/4 OF

OLIVIA RAE FARMS INC
 11394 SE COUNTY ROAD 245
 LULU, FL 32061

2026

24-2S-15-00046-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 247,408 TOTAL MARKET VALUE 46,320 SOH/AGL Deduction 2,241 ASSESSED VALUE 44,079 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 44,079 TOTAL JUST VALUE 254,408 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 254,408											
DOR CODE		5500																		TIMBERLAND 80-89											
MAP NUM																				03											
NEIGHBORHOOD/LOC		13215.00																		1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE		LGL DATE		04/14/2025	MLU						
EXTRA FEATURES																				XF DATE		LAND DATE		04/25/2022	SPF						
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
TOTAL OB/XF															7,000																
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		00	0.00	0.00	88.36	AC		1.00	1.00	1.00	445.00	445.00	39,320														
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	88.36	AC		1.00	1.00	1.00	2,800.00	2,800.00	247,408														
REVIEW DATE		11/03/2022		BY	JD		Total Acres: 88.36			Total Land Value: 39,320			Market: 247,408			Agricultural: 39,320			Common: 0			PRINTED 06/08/2026 BY SYS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19066	M H	125	12/20/2001
6820	N/A	40	01/27/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/2259	10/23/2017	WD	Q	I	01	245,000
GRANTOR: NUVIEW IRA INC						
GRANTEE: OLIVIA RAE FARMS IN						

BUILDING NOTES	

BUILDING DIMENSIONS	