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

2027

24-2S-15-00046-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	04/25/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	1,765
ASSESSED VALUE	44,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,555
TOTAL JUST VALUE	254,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,408

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

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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 11/17/2026 BY SYS