COMM AT SE COR OF SEC, W 309 FT
245, NW ALONG C/L OF CURVE 244.3
1475.34 FT FOR POB, S 75 DG W 20

PEARCE FAMILY TRUST DATED MAY 7, 2025
11230 SE COUNTY ROAD 245
LULU, FL 32061

2026

24-5S-17-09363-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

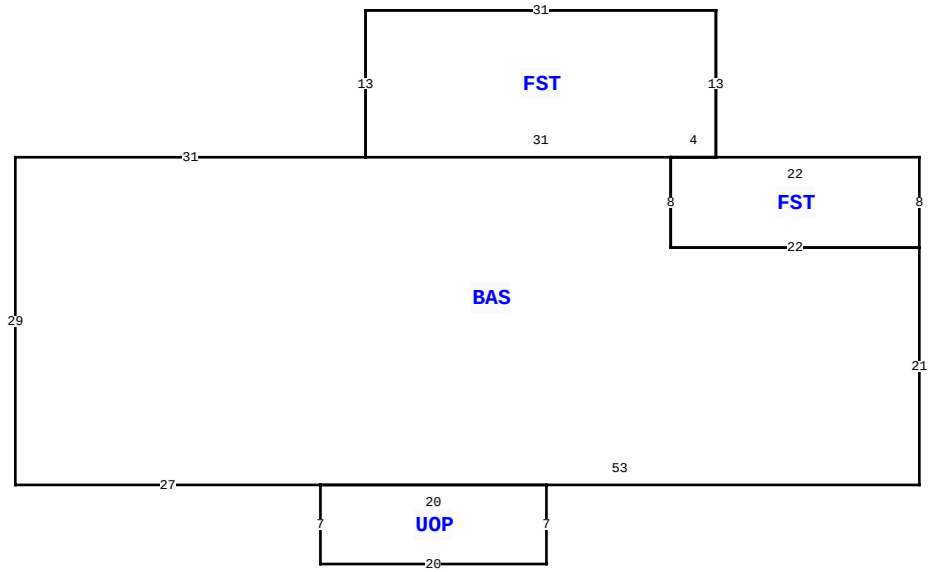
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,547	100		2,547	192,888
FST	176	55		97	7,346
FST	403	55		222	16,812
UOP	140	20		28	2,120
TOTALS	3,266			2,894	219,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,894	104.0250	116.51	337,180	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2547 HX Base Yr 2014



11230 SE COUNTY ROAD 245 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,167
TOTAL MARKET OB/XF VALUE		12,325
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		259,492
SOH/AGL Deduction		116,128
ASSESSED VALUE		143,364
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,953
TOTAL JUST VALUE		259,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,492

XFOB:3:1: OLD MOBLIE HOME USED AS SHED 1971

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/2030	5/07/2025	WD	U	I	11	100
GRANTOR: PEARCE TIMOTHY M						
GRANTEE: PEARCE FAMILY TRUST						
1304/1401	11/17/2015	QC	U	I	11	100
GRANTOR: JAMES ALBRITTON						
GRANTEE: KIMBERLY ALBRITTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S29 E27 UOP= S7 E20N7 W20$ E53 N21 FST= N8 W22 S8 E22$ W22 N8 E4 FST= N13 W31 S13 E31$ N13 W31 S13$.

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	0294	SHED WOOD/	0	100	30	36	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0294	SHED WOOD/	0	100	12	48	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0266	PRCH,FEP	0	100	10	18	180.00	UT	8.75	8.75	100	0	0	3	100	1,575	

LAND DESCRIPTION

TOTAL OB/XF 12,325

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 08/15/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 03/25/2026 BY SYS