

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

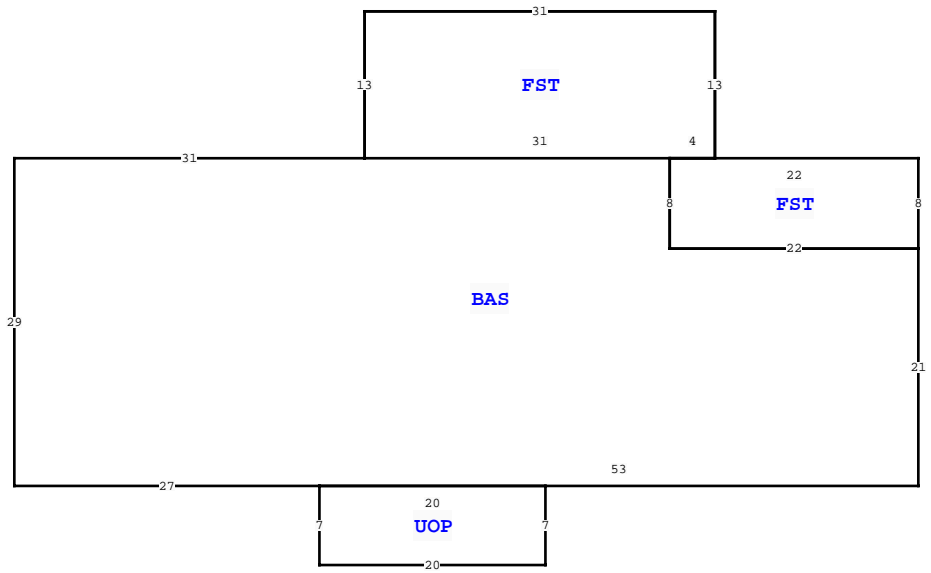
PEARCE FAMILY TRUST DATED MAY 7, 2025
11230 SE COUNTY ROAD 245
LULU, FL 32061

2026

24-5S-17-09363-001
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 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 Units | 05 | CONV | 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 |
| BAS | 2,547 | 100 | |
| FST | 176 | 55 | |
| FST | 403 | 55 | |
| UOP | 140 | 20 | |
| TOTALS | 3,266 | | |

| 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 | 35.00 | 65.00 |
| 1 SINGLE FAM 100% - 2014 Heated Area: 2547 HX Base Yr 2014 | | | | | | | | | | | |



| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0294 | SHED WOOD/ | 0 | 100 | 30 | 36 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 48 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 |
| 4 | 0266 | PRCH, FEP | 0 | 100 | 10 | 18 | 180.00 | UT | 8.75 | 8.75 | 100 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| 12,325 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 2.00 | AC | |

| COLUMBIA COUNTY PROPERTY | | | |
|---|-------------|--------|--------|
| 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 | 32,000 | | |
| TOTAL MARKET VALUE | 263,492 | | |
| SOH/AGL Deduction | 120,128 | | |
| ASSESSED VALUE | 143,364 | | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | 91,953 | | |
| TOTAL JUST VALUE | 263,492 | | |
| 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\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 2.00 | AC | |