THAT PORTION OF SE1/4 LYING E OF WOODS RD, EX 2.25 AC DESC ORB 77 2.25 AC DESC ORB 933-929 & EX 0.

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

2027

24-5S-17-09363-002

BUILDING CHARACTERISTICS

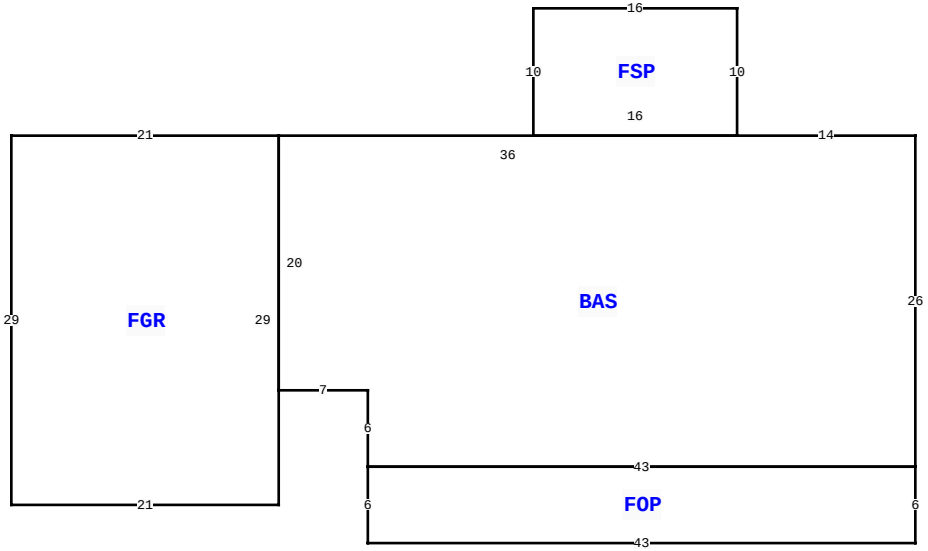
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,258	100		1,258	148,141
FGR	609	55		335	39,449
FOP	258	30		77	9,068
FSP	160	40		64	7,537
TOTALS	2,285			1,734	204,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	125.9496	138.54	240,228	1992	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2024 Heated Area: 1258 HX Base Yr



131 SE LESLIE WOOD LN, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	0	0	0	1,917.00	UT	1.40	1.40	100	0	0	3	100	2,684	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	
4	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00	70.00	100	2006	2006	3	51	13,994	
5	0258	PATIO	0	0	0	0	1.00	UT	1,000.00	1,000.00	93	2017	2017	3	93	930	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,194
TOTAL MARKET OB/XF VALUE	26,508
TOTAL LAND VALUE - MARKET	59,800
TOTAL MARKET VALUE	290,502
SOH/AGL Deduction	0
ASSESSED VALUE	290,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,502
TOTAL JUST VALUE	290,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,216

SALE:1:1: 10.80 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047071	Roof Replacement	24,500	04/26/2023
24924	POOL	100	08/30/2006
24073	M H	439	01/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2517	11/14/2023	WD	Q	I	05	380,000
GRANTOR: SPOTTS RALPH LEO JR						
GRANTEE: OLIVIA RAE FARMS IN						
1070/0252	12/29/2005	WD	Q	I	06	114,000
GRANTOR: YVONNE M OSBORN						
GRANTEE: RALPH LEO JR & DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W36 S20 E7 S6 E43 N26 $
FGR=[ORIG=-50,0] W21 S29 E21 N29 $
FOP=[ORIG=-43,26] E43 S6 W43 N6 $
FSP=[ORIG=-14,0] N10 W16 S10 E16 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,508

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	0		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	13,000.00	13,000.00	59,800							

REVIEW DATE 11/22/2023 BY TP Total Acres: 4.60 Total Land Value: 59,800 Market: 0 Agricultural: 0 Common: 59,800 PRINTED 11/17/2026 BY SYS