

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

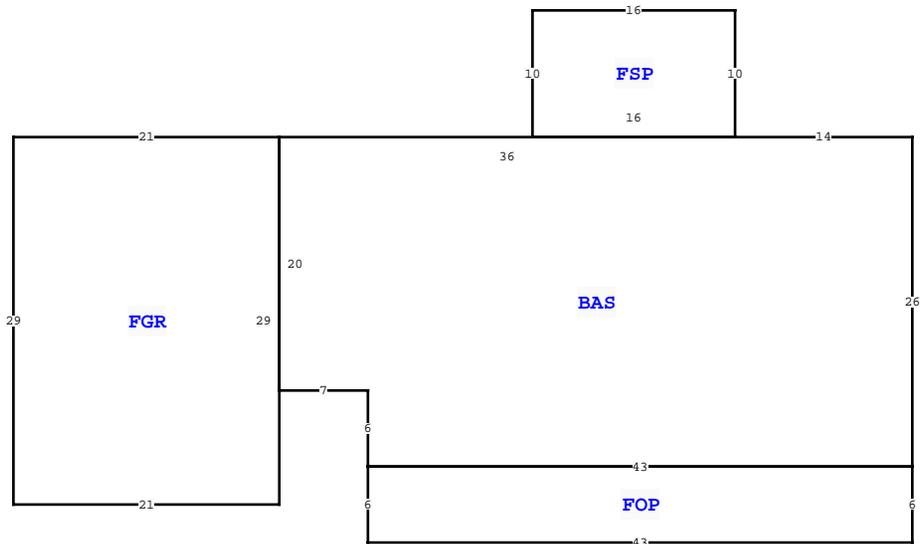
2026

24-5S-17-09363-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	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
BAS	1,258	100	
FGR	609	55	
FOP	258	30	
FSP	160	40	
TOTALS	2,285		

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	141.06	244,598	1992	2010	0	0	15.00	85.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1258 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		207,908	
TOTAL MARKET OB/XF VALUE		26,508	
TOTAL LAND VALUE - MARKET		50,600	
TOTAL MARKET VALUE		285,016	
SOH/AGL Deduction		0	
ASSESSED VALUE		285,016	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		285,016	
TOTAL JUST VALUE		285,016	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		288,286	
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						

EXTRA FEATURES																	
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	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	

TOTAL OB/XF														26,508										
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	0100	C	SFR	0		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	50,600							

BUILDING NOTES													
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 \$													

REVIEW DATE 11/22/2023 BY TP																													
Total Acres: 4.60										Total Land Value: 50,600					Market: 0					Agricultural: 0					Common: 50,600				