

BEG NE COR OF SE1/4, RUN S
455.73 FT TO N R/W LESLIE
WOODS RD, W ALONG R/W 217.33

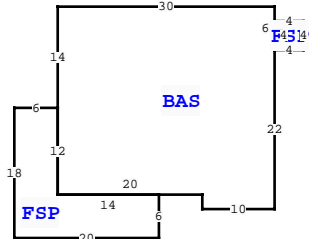
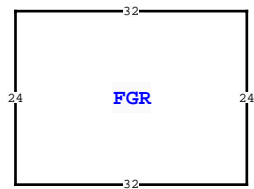
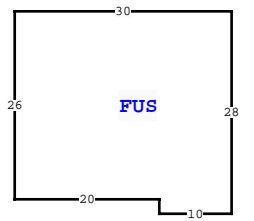
OSBORN KEVIN P/OSBORN DIANNE
247 SE LESLIE WOOD LN
LULU, FL 32061

2026

24-5S-17-09363-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	2.	2.	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
BAS	800	100	
FGR	768	55	
FSP	16	40	
FSP	192	40	
FUS	800	100	
TOTALS	2,576		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 1997		258,368	1993	1993	0	0	35.00	65.00	
			Heated Area: 1600				HX Base Yr 1997					



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005
2	0031	BARN, MT AE	0	100	36	30	1,080.00	UT	11.00	11.00	75	2017
3	0327	STABLES-SM	0	100	16	24	384.00	UT	8.00	8.00	75	2017

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	
							13,014						

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	2.25	AC		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			167,939
TOTAL MARKET OB/XF VALUE			13,014
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			216,953
SOH/AGL Deduction			73,208
ASSESSED VALUE			143,745
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			87,334
TOTAL JUST VALUE			216,953
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,453
SALE:1:1: 2.25 ACRES \$.70 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30714	MAINT/ALTR	40	01/14/2013
11799	GARAGE	60	10/28/1996
6895	SFR	34,000	02/16/1993
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0770/0795	1/25/1993	WD Q	V 02
GRANTOR: JAMES OSBORN			
GRANTEE: KEVIN OSBORN			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 S14 FSP= W6 S18 E20N6 W14 N12 S12 E20 S2 E10 N22FSP= E4 N4 W4 S4 S N6 S PTR= N30 FUS= N28 W30 S26 E20 S2 E10 S30 S PTR= E30 FGR= E32 N24 W32 S24 S W30 S.												