COMM SE COR OF NE1/4 OF SE1/4, W
R/W C-245 FOR POB, CONT W 711.30
188.81 FT, E 711.30 FT, S 14 DG

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

2026

24-5S-17-09363-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

11322 SE COUNTY ROAD 245 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	17,000
SOH/AGL Deduction	0
ASSESSED VALUE	17,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,000
TOTAL JUST VALUE	17,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,000

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2036	5/07/2025	WD	U	I	11	100
GRANTOR: PEARCE TIM						
GRANTEE: PEARCE FAMILY TRUST						
0778/1274	8/13/1993	QC	Q	V	03	0
GRANTOR: MELVIN PEARCE						
GRANTEE: TIM PEARCE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	9,000							

REVIEW DATE 08/15/2017 BY DF Total Acres: 3.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 06/09/2026 BY SYS