COMM SE COR OF NE1/4 OF SE1/4,
RUN W 692.75 FT TO W R/W
CR-245, RUN N 14 DG ALONG R/W

ALBRITTON KIM
11264 SE COUNTY ROAD 245
LULU, FL 32061

2026

24-5S-17-09363-005

BUILDING CHARACTERISTICS

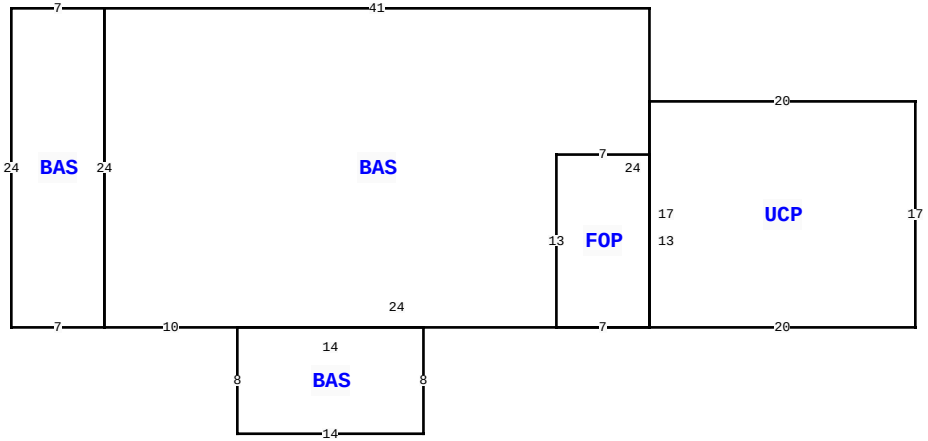
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	07	ASB SHNGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	112	100		112	6,633
BAS	168	100		168	9,950
BAS	984	100		984	58,280
FOP	91	30		27	1,599
UCP	340	20		68	4,027
TOTALS	1,695			1,359	80,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,359	81.3600	91.12	123,832	1946	1946	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1264 HX Base Yr 2016



11264 SE COUNTY ROAD 245 , LULU

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,491
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		122,491
SOH/AGL Deduction		44,220
ASSESSED VALUE		78,271
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,860
TOTAL JUST VALUE		122,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,491

SALE:1:1: 3 AC WITH HOUSE NO STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046339	Roof Replacement	5,000	01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/0788	9/20/2019	QC	U	I	30	0
GRANTOR: JAMES ALBRITION						
GRANTEE: KIM ALBRITTON						
0783/2400	12/01/1993	QC	Q	I	01	0
GRANTOR: MELVIN PEARCE						
GRANTEE: JAMES ALBRITTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 BAS= W7 S24 E7 N24$S24 E10 BAS= S8 E14 N8 W14$ E24
FOP= N13 E7 S13 W7 $ E7 UCP= E20 N17 W20 S17$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000							

REVIEW DATE 08/15/2017 BY DF Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 06/09/2026 BY SYS