

COMM AT NE COR OF SE1/4, W 1222.
 OF CR 245, SE ALONG R/W 583.99 F
 SE 61.12 FT FOR POB, W 2558.73 F

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

2026

24-5S-17-09363-007



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 236,760 TOTAL MARKET VALUE 11,874 SOH/AGL Deduction 0 ASSESSED VALUE 11,874 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,874 TOTAL JUST VALUE 236,760 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 118,380											
DOR CODE 6200 PASTURE CLS33																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1543/2033 5/07/2025 WD U V 11 100 GRANTOR: PEARCE TIMOTHY M GRANTEE: PEARCE FAMILY TRUST 1084/0339 5/15/2006 WD Q V 06 100 GRANTOR: ALBRITTON GRANTEE: PEARCE											
MAP NUM MKT AREA 02																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
NEIGHBORHOOD/LOC 24517.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															

LAND DESCRIPTION										TOTAL OB/XF																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	6200	A	PASTURE 3	0			0.00	0.00	34.46	AC		1.00	1.00	1.00	280.00	280.00	9,649												
2	5500	A	TIMBER 2	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225												
3	9910	M	MKT.VAL.AG	0			0.00	0.00	39.46	AC		1.00	1.00	1.00	6,000.00	6,000.00	236,760												