

COMM AT NE COR OF SE1/4, RUN W 1
R/W OF S R 245 FOR POB, RUN SE A
583.99 FT, SW 201.97 FT, SE 61.1

ALBRITTON KIMBERLY A
11264 SE COUNTY ROAD 245
LULU, FL 32061

2026

24-5S-17-09363-008


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 138,110 TOTAL MARKET VALUE 18,874 SOH/AGL Deduction 0 ASSESSED VALUE 18,874 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,874 TOTAL JUST VALUE 145,110 NCON VALUE 7,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 138,110											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000054310 Mobile Home 10/23/2025 000053045 Right-of-Way Acce 05/07/2025											
																				SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 1304/1401 11/17/2015 QC U V 11 100 GRANTOR: JAMES ALBRITTON GRANTEE: KIMBERLY ALBRITTON 1084/0336 5/01/2006 WD Q V 06 100 GRANTOR: TIM PEARCE GRANTEE: ALBRITTON											
TOTALS EXTRA FEATURES										11134 SE COUNTY ROAD 245, LULU BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 03/23/2022 MLU											
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	9945	Well/Sept	0	0	0	0			7,000.00	7,000.00	100	2026	2025		100	7,000															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	DPH 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	3,500.00	3,500.00	138,110														
REVIEW DATE 12/02/2025 BY justin Total Acres: 39.46 Total Land Value: 11,874 Market: 138,110 Agricultural: 11,874 Common: 0 PRINTED 03/25/2026 BY SYS																															