

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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 236,760 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 243,760 NCON VALUE 7,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 138,110													
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM				DESCRIPTION				AMT		ISSUED			
MAP NUM																				000054310				Mobile Home						10/23/2025			
NEIGHBORHOOD/LOC		24517.00 1.00/																		000053045				Right-of-Way Acce						05/07/2025			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
																SALES DATA				OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE	
																GRANTOR: JAMES ALBRITTON				1304/1401		11/17/2015		QC U		V I		11		100			
																GRANTEE: KIMBERLY ALBRITTON				1084/0336		5/01/2006		WD Q		V I		06		100			
																GRANTOR: TIM PEARCE				GRANTEE: ALBRITTON				BUILDING NOTES									
TOTALS						11134 SE COUNTY ROAD 245, LULU										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026		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	BUILDING DIMENSIONS																
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000																		
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	DPHT 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																
REVIEW DATE 12/02/2025 BY justin Total Acres: 39.46 Total Land Value: 11,874 Market: 236,760 Agricultural: 11,874 Common: 0 PRINTED 06/09/2026 BY SYS																																	