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

2027

24-5S-17-09363-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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

11134 SE COUNTY ROAD 245, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

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	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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054310	Mobile Home		10/23/2025
000053045	Right-of-Way Acce		05/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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 11/17/2026 BY SYS