COMM AT NE COR OF SE1/4, RUN S 1
685.92 FT TO PT ON W R/W LINE CR
CONT W 4625.72 FT TO W LINE OF S

OLIVIA RAE FARMS INC
11394 SE COUNTY ROAD 245
LULU, FL 32061

2027

24-5S-17-09369-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

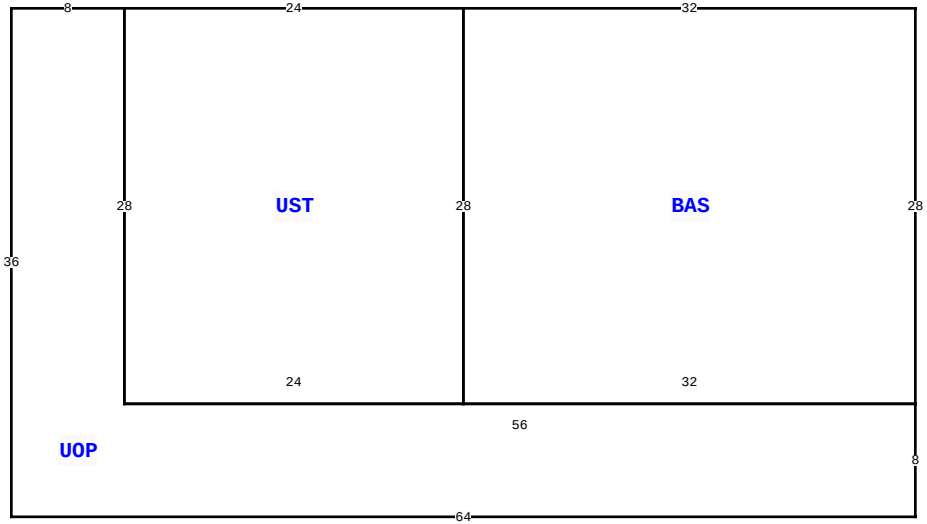
NEIGHBORHOOD/LOC 24517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	47,481
UOP	736	20		147	7,790
UST	672	45		302	16,003
TOTALS	2,304			1,345	71,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,345	96.0000	57.60	77,472	2017	2017	0	0	0	8.00	92.00

1 STRG/CONV 0% - 0 Heated Area: 896 HX Base Yr



11394 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	0166	CONC,PAVMT	0	0	0	0	528.00	UT	2.00	2.00	100	2017	2017	3	100	1,056	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00	70.00	100	2024	2023		97	26,617	
4	0166	CONC,PAVMT	0	0	0	0	900.00	UT	3.00	3.00	100	2024	2023		100	2,700	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	695,405
TOTAL MARKET OB/XF VALUE	38,573
TOTAL LAND VALUE - MARKET	560,000
TOTAL MARKET VALUE	772,500
SOH/AGL Deduction	0
ASSESSED VALUE	772,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	772,500
TOTAL JUST VALUE	1,293,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,307,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047851	Swimming Pool and	55,000	08/09/2023
36295	SFR	0	11/12/2019
36295	SFR	1,938	02/07/2018
34627	GARAGE	382	11/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2026	3/13/2022	QC	P	I	98	100
GRANTOR: OLIVIA RAE FARMS INC						
GRANTEE: WALKER LEWIS GEORGE						
1298/2049	7/31/2015	WD	U	V	30	100
GRANTOR: LEWIS WALKER						
GRANTEE: OLIVIA RAE FARMS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32UST= W24 UOP= W8 S36 E64N8 W56 N28$ S28E24N28$ S28E32 N28$.

LAND DESCRIPTION

TOTAL OB/XF 38,573

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	0					1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	50.50	AC		1.00	1.00	1.00	281.00	281.00	14,190							
3	6200	A	PASTURE 3	0					46.00	AC		1.00	1.00	1.00	280.00	280.00	12,880							
4	5500	A	TIMBER 2	0					14.50	AC		1.00	1.00	1.00	445.00	445.00	6,452							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	111.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	555,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 112.00 Total Land Value: 38,522 Market: 555,000 Agricultural: 33,522 Common: 5,000 PRINTED 11/17/2026 BY SYS

COMM AT NE COR OF SE1/4, RUN S 1
685.92 FT TO PT ON W R/W LINE CR
CONT W 4625.72 FT TO W LINE OF S

OLIVIA RAE FARMS INC
11394 SE COUNTY ROAD 245
LULU, FL 32061

2027

24-5S-17-09369-000

BUILDING CHARACTERISTICS

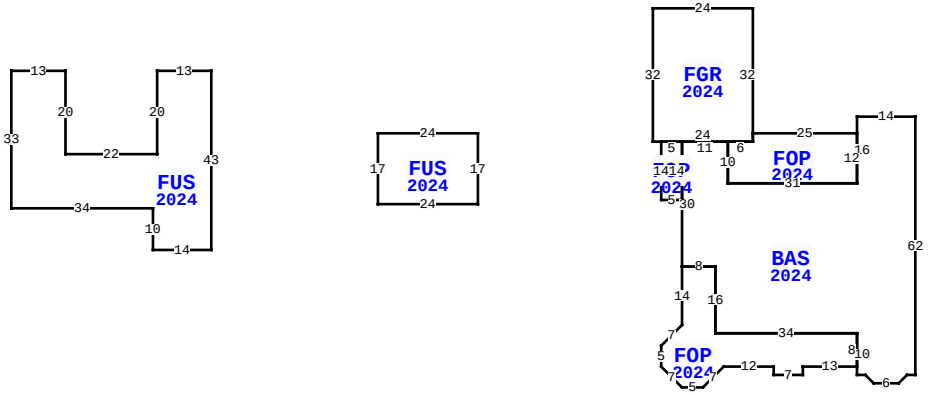
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,378	100	2024	2,378	309,786
FGR	768	55	2024	422	54,974
FOP	70	30	2024	21	2,736
FOP	360	30	2024	108	14,069
FOP	566	30	2024	170	22,146
FUS	408	100	2024	408	53,150
FUS	1,284	100	2024	1,284	167,268
TOTALS	5,834			4,791	624,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,791	120.8450	132.93	636,868	2023	2023	0	0	0	2.00	98.00

2 SINGLE FAM 0% - 2024 Heated Area: 4070 HX Base Yr



11394 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	1,293,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,307,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: OLIVIA RAE FARMS INC						
GRANTEE: WALKER LEWIS GEORGE						
1298/2049	7/31/2015	WD	U	V	30	100
GRANTOR: LEWIS WALKER						
GRANTEE: OLIVIA RAE FARMS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=69,21] W14 S16 W31 N10 W11 S30 E8 S16 E34 S10 E2 D2R2 E6 U2R2 E2 N62 $
FGR=[YR=2024;ORIG=6,-5] E24 S32 W24 N32 $
FOP=[YR=2024;ORIG=21,57] W8 S14 D5L5 S5 D5R5 E5 U5R5 E12 S2 E7 N2 E13 N8 W34 N16 $
FUS=[YR=2024;ORIG=-60,25] E24 S17 W24 N17 $
FOP=[YR=2024;ORIG=55,25] W25 S2 W6 S10 E31 N12 $
FOP=[YR=2024;ORIG=8,27] E5 S14 W5 N14 $
FUS=[YR=2024;ORIG=-100,10] W13 S20 W22 N20 W13 S33 E34 S10 E14 N43 $
.

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

REVIEW DATE 04/15/2026 BY robin Total Acres: 112.00 Total Land Value: 38,522 Market: 555,000 Agricultural: 33,522 Common: 5,000 PRINTED 11/17/2026 BY SYS