NE1/4 OF NE1/4 AS LIES W OF RD E
ORB 600-212 & EX 9.61 AC DESC OR
THE S 5.01 AC DESC ORB 741-1226

PROUTY CHARLES/BISHOP ROBERT
11690 SE COUNTY RD 245
LULU, FL 32061

2027

25-5S-17-09372-001

BUILDING CHARACTERISTICS

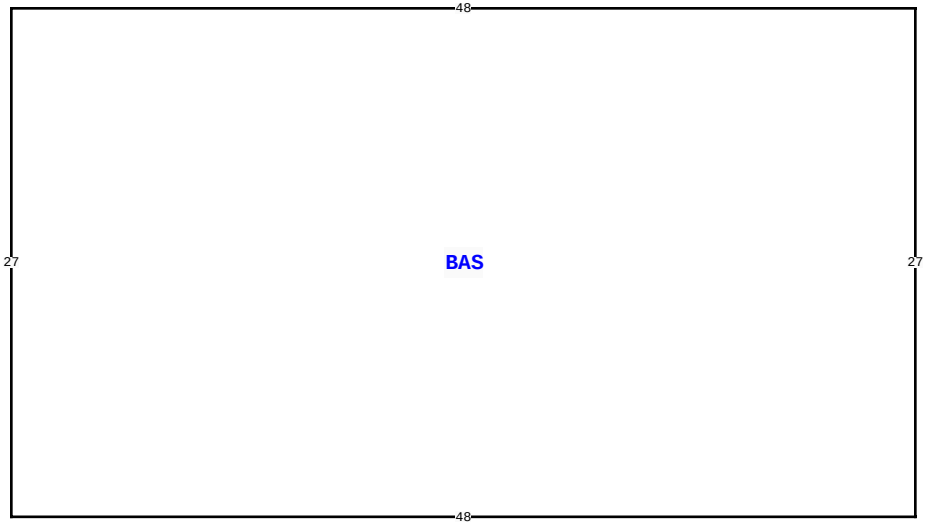
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,672
TOTALS	1,296			1,296	36,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.9000	70.74	91,679	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2026 Heated Area: 1296 HX Base Yr 2026



11690 SE COUNTY ROAD 245 , LULU

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	1995	1995	3	100	100	
2	0255	MBL HOME S	0	100	12	50	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,672
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		109,502
SOH/AGL Deduction		0
ASSESSED VALUE		109,502
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,091
TOTAL JUST VALUE		109,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38787	MAINT/ALTR	6	10/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/56	7/26/2024	LE	U	I	14	100
GRANTOR: PROUTY SANDRA JEAN						
GRANTEE: PROUTY SANDRA JEAN						
1418/0052	8/13/2020	WD	U	I	14	100
GRANTOR: RUBIN NAYLOR & SANDRA						
GRANTEE: CHARLES PROUTY (RMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 01/22/2020 BY KR Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS