

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100 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
BAS	1,296	100	
TOTALS	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	
2	MOBILE HME	100%	- 2026	70.74	91,679	1997	1997	0	0	60.00	40.00	
Heated Area: 1296				HX Base Yr 2026								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
11690 SE COUNTY ROAD 245 , LULU												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU

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		94,472	

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	I	14	100
GRANTOR: PROUTY SANDRA JEAN						
GRANTEE: PROUTY SANDRA JEAN						
1418/0052	8/13/2020	WD U	I	I	14	100
GRANTOR: RUBIN NAYLOR & SANDRA						
GRANTEE: CHARLES PROUTY (RMD)						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	100	1995	1995	3	100	100	
2	0255	MBL HOME S	0	100	12	50	1.00	UT	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION													TOTAL OB/XF				7,700							
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	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							

BUILDING NOTES												
BAS= W48 S27 E48 N27\$.												

BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27\$.												