

THE N 5 AC OF NE1/4 OF NE1/4 AS
EX BEG INTER W R/W PRICE CREEK R
W 435 FT, S 101 FT, E 448.79 FT

DOBBINS JAMES GREGORY/DOBBINS GRACIELA
11590 SE CR-245
LULU, FL 32061

2026

25-5S-17-09372-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
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
BAS	1,248	100	
TOTALS	1,248		75,778

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100% - 2018		137,779	1993	1993	0	0	45.00	55.00
Heated Area: 1248 HX Base Yr 2018											
11590 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		75,778	
TOTAL MARKET OB/XF VALUE		8,440	
TOTAL LAND VALUE - MARKET		31,680	
TOTAL MARKET VALUE		115,898	
SOH/AGL Deduction		65,164	
ASSESSED VALUE		50,734	
TOTAL EXEMPTION VALUE		HX HB SX 50,734	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		115,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		110,360	
SALE:2:1: 5 ACRES			
PRMT:2:1: BONDS			
SALE:1:1: 5 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
33823	M H	375	03/10/2016
29553	M H	395	07/18/2011
26772	M H	510	02/18/2008
13446	PUMP/UTPOL	30	12/24/1997
12793	M H	125	07/18/1997
12300	M H	125	03/20/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0907	4/29/2016	WD	U	I	34	22,000
GRANTOR: JOSEPH BRUCE DICKS &						
GRANTEE: JAMES GREGORY & GRA						
1180/2203	9/15/2009	QC	U	I	11	60,100
GRANTOR: SHERRY C HARRISON						
GRANTEE: JOSEPH BRUCE DICKS						

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 10 16	160.00	UT	9.00	9.00	100	2011	2011	3	100	1,440	
2	9947	Septic	0	100 0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9946	Well	0	100 0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
TOTALS												8,440			

BUILDING NOTES	
BAS= W52 S24 E52 N24\$.	

BUILDING DIMENSIONS	
BAS= W52 S24 E52 N24\$.	

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	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		00	0.00	0.00	1.98	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,680							