THE S 10.02 AC OF THE N 20.03 AC OF THE NE1/4 OF NE1/4 AS LIES W OF CR-245. ALSO THE S

LANE ROBERT G/LANE KRISTIAN M
11760 SE CR 245
LULU, FL 32061

2027

25-5S-17-09372-005

BUILDING CHARACTERISTICS

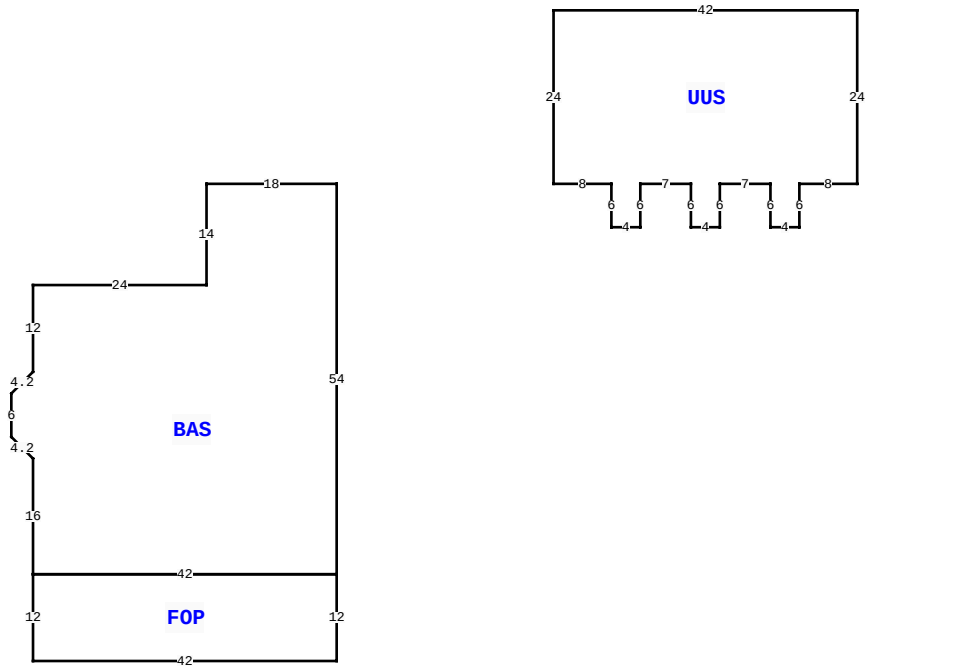
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	1,959	100		1,959	170,372
FOP	504	30		151	13,133
UUS	1,080	50		540	46,963
TOTALS	3,543			2,650	230,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,650	114.9984	126.50	335,225	2000	2000	0	0	0	31.25	68.75

2 SINGLE FAM 100% - 2002 Heated Area: 1959 HX Base Yr 2002



11692 SE COUNTY ROAD 245 , LULU

BLD DATE		LGL DATE	05/07/2026 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	0180	FPLC 1STRY	0	100	16	16	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0251	LEAN TO W/	0	100	18	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0294	SHED WOOD/	0	100	18	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
4	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100	2001	2001	3	40	7,280	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0282	POOL ENCL	0	100	21	39	819.00	UT	15.00	15.00	100	2001	2001	3	40	4,914	
7	0294	SHED WOOD/	0	100	36	54	1,944.00	UT	9.00	9.00	50	2013	2013	3	50	8,748	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,467
TOTAL MARKET OB/XF VALUE		41,642
TOTAL LAND VALUE - MARKET		131,580
TOTAL MARKET VALUE		284,923
SOH/AGL Deduction		66,563
ASSESSED VALUE		218,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,949
TOTAL JUST VALUE		403,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,880

SALE:2:1: SALE FOR 5.01 AC ASSESSED FOR 13.62 AC

XFOB:4:1: 1994 NOBILITY MH

XFOB:1:1: GUERDON MH

SALE:1:1: 9.61 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053942	Generator		08/28/2025
000044911	Roof Replacement	17,600	07/08/2022
18608	POOL	85	08/14/2001
17053	SFR	325	06/07/2000
7480	M H	60	08/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/0970	12/05/2001	WD	Q	I		185,000
GRANTOR: FRANK & TRACY CAPALLI						
GRANTEE: ROBERT & KRISTIAN L						
0927/0969	5/16/2001	WD	Q	I	03	100
GRANTOR: FRANK CAPALLIA						
GRANTEE: TRACY CAPALLIA (PER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S14 W24 S12 L3 D3 S6 D3 R3 S16 FOP= S12 E42 N12 W42$ E42 N54$ PTR= E30 UUS= E8 S6 E4 N6 E7 S6 E4 N6 E7 S6 E4 N6 E8 N24 W42 S24$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 41,642

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.62	AC		1.00	1.00	1.00	280.00	280.00	3,814							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.62	AC		1.00	1.00	1.00	9,000.00	9,000.00	122,580							

REVIEW DATE 03/24/2026 BY robin Total Acres: 14.62 Total Land Value: 12,814 Market: 122,580 Agricultural: 3,814 Common: 9,000 PRINTED 11/17/2026 BY SYS