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

2026

25-5S-17-09372-005
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	1,959	100	
FOP	504	30	
UUS	1,080	50	
TOTALS	3,543		

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	128.80	341,320	2000	2000	0	0	31.25	68.75
2 SINGLE FAM 100% - 2002 Heated Area: 1959 HX Base Yr 2002											

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	0180	FPLC 1STRY	0	100	16	16	1.00	UT	2,000.00	100	2000	2000	3	100	2,000	
2	0251	LEAN TO W/	0	100	18	36	1.00	UT	0.00	100	1993	1993	3	100	1,000	
3	0294	SHED WOOD/	0	100	18	36	1.00	UT	0.00	100	1993	1993	3	100	5,000	
4	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	100	2001	2001	3	40	7,280	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0282	POOL ENCL	0	100	21	39	819.00	UT	15.00	100	2001	2001	3	40	4,914	
7	0294	SHED WOOD/	0	100	36	54	1,944.00	UT	9.00	50	2013	2013	3	50	8,748	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		95	5,700	
TOTALS												41,642				

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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	234,658		
TOTAL MARKET OB/XF VALUE	41,642		
TOTAL LAND VALUE - MARKET	131,580		
TOTAL MARKET VALUE	289,114		
SOH/AGL Deduction	77,295		
ASSESSED VALUE	211,819		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	160,408		
TOTAL JUST VALUE	407,880		
NCON VALUE	5,700		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	406,446		
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\$.											