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DESC: THAT PART OF NE1/4
OF NE1/4 AS LIES W OF CR-245.

BARBER PATRICIA ANN WARD
11814 SE CR 245
LULU, FL 32061

2026

25-5S-17-09372-006
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	02	MIN PLYWD 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
UOP	144	20	
UOP	360	20	
TOTALS	1,224		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	821	39.7500	44.52	36,551	1970	1970	0	0	35.00	65.00														
3 SINGLE FAM 100% - 0 Heated Area: 720 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			23,758
TOTAL MARKET OB/XF VALUE			15,447
TOTAL LAND VALUE - MARKET			40,365
TOTAL MARKET VALUE			79,570
SOH/AGL Deduction			24,393
ASSESSED VALUE			55,177
TOTAL EXEMPTION VALUE	HX HB WX DX		40,177
BASE TAXABLE VALUE			15,000
TOTAL JUST VALUE			79,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15954	M H	125	08/26/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1029/0016	10/13/2004	WD	Q	V	04	15,000
GRANTOR: J L DICKS						
GRANTEE: FLETCHER BARBER						
0741/1226	12/16/1990	AG	U	V	13	14,585
GRANTOR: J L DICKS						
GRANTEE: FLETCHER BARBER						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0252	LEAN-TO W/	0	100	10	30	300.00	UT	2.00	2.00	50	2004	2004	3	50	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	100	13	21	273.00	UT	2.50	2.50	50	2004	2004	3	50	341	
5	0040	BARN, POLE	0	100	30	60	1,800.00	UT	4.50	4.50	80	2004	2004	3	80	6,480	
6	0040	BARN, POLE	0	100	12	19	228.00	UT	2.50	2.50	80	2004	2004	3	80	456	
7	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	50	2004	2004	3	50	720	

TOTAL OB/XF														15,447			
11814 SE COUNTY ROAD 245 , LULU																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W30 S24 UOP= S12 E30 N12 W30\$ E30 UOP= E6 N24 W6 S24\$ 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	0100	C	SFR	100		00	0.00	0.00	3.51	AC		1.00	1.00	1.00	11,500.00	11,500.00	40,365										