

BEG NW COR OF NE1/4 OF NE1/4,
S 221.93 FT, E 198.26 FT, N
221.89 FT, W 198.26 FT TO POB.

DOBBINS JACQUALENE
11594 SE COUNTY ROAD 245
LULU, FL 32061

2026

25-5S-17-09372-010
VALUATION SUMMARY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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	936	100	
TOTALS	936		80,850

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2020							
Heated Area: 936						HX Base Yr 2020					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
<div style="display: flex; justify-content: space-between;"> 25 36 </div>											
<div style="display: flex; justify-content: space-between;"> 36 25 </div>											
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div>											
<div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div>											
<div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>											
<div style="display: flex; justify-content: space-between;"> 11594 SE COUNTY ROAD 245 , LULU 05/08/2026 MLU </div>											

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,850
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,180
TOTAL MARKET VALUE		106,030
SOH/AGL Deduction		39,044
ASSESSED VALUE		66,986
TOTAL EXEMPTION VALUE	HX HB	41,986
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36932	M H	479	07/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1217	5/21/2018	WD	U	V	11	100

GRANTOR: JAMES GREGORY DOBBINS
GRANTEE: JACQUALENE DOBBINS

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 S26 E36 N26\$.	

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	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							