COMM SE COR & RUN N 659.38 FT TO 456.01 FT, THENCE W 303.55 FT TO SR-245, THENCE SE ALONG E R/W LI

TODD ERIC/TODD SAMANTHA
141 NW HORIZON ST
LAKE CITY, FL 32055

2027

25-5S-17-09377-003

BUILDING CHARACTERISTICS

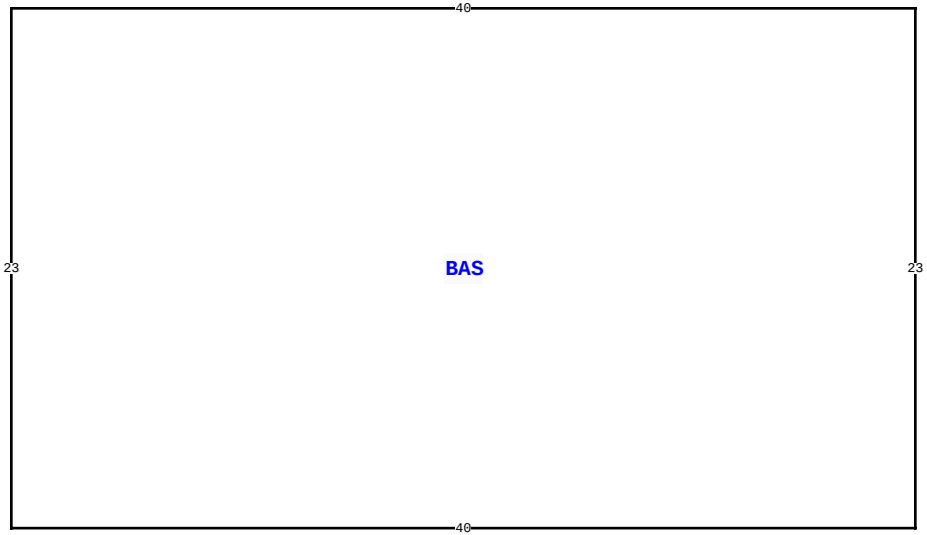
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	23,629
TOTALS	920			920	23,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	920	107.0100	64.21	59,073	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 920 HX Base Yr



12365 SE COUNTY ROAD 245 , LULU

BLD DATE		LGL DATE	05/06/2026 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	0070	CARPORT UF	0	0	0	0	1.00	UT	600.00	600.00	50	2013	2013	3	50	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,629
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	25,120
TOTAL MARKET VALUE	49,049
SOH/AGL Deduction	297
ASSESSED VALUE	48,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,752
TOTAL JUST VALUE	49,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22039	M H	304	07/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1333	5/14/2026	WD	Q	I	01	65,000
GRANTOR: MARKHAM MORRIS LAMAR						
GRANTEE: TODD ERIC						
1522/621	8/27/2024	QC	U	I	11	100
GRANTOR: JOHNSON EUNICE						
GRANTEE: MARKHAN MORRIS LAMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E40 N23$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0200	C	MBL HM	0		00	0.00	0.00	1.17	AC		1.00	1.00	1.00	16,000.00	16,000.00	18,720							
2	0000	C	VAC RES	0		00	0.00	0.00	0.40	AC		1.00	1.00	1.00	16,000.00	16,000.00	6,400							

REVIEW DATE 09/22/2026 BY TP Total Acres: 1.57 Total Land Value: 25,120 Market: 0 Agricultural: 0 Common: 25,120 PRINTED 11/17/2026 BY SYS