

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

2026

25-5S-17-09377-003



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
26	ALM SIDING 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
01	01 100				
01	01 100				
03	03				
0200	MOBILE HOME				
			02		
		25517.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	18,900
TOTALS	920			920	18,900

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	920	85.6080	51.36	47,251	1989	1989	0	0	60.00	40.00	
1 MOBILE HME 0% - 2025			Heated Area: 920				HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">40</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">40</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">23</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">23</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>												
12365 SE COUNTY ROAD 245 , LULU			BLD DATE		LGL DATE		05/06/2026 MLU					
			XF DATE		LAND DATE							
			INC DATE		AG DATE							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		18,900	
TOTAL MARKET OB/XF VALUE		300	
TOTAL LAND VALUE - MARKET		25,120	
TOTAL MARKET VALUE		44,320	
SOH/AGL Deduction		0	
ASSESSED VALUE		44,320	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		44,320	
TOTAL JUST VALUE		44,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		41,180	

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	Q	I	01	65,000
GRANTOR: MARKHAM MORRIS LAMAR						
GRANTEE: TODD ERIC						
1522/621	8/27/2024	QC U	U	I	11	100
GRANTOR: JOHNSON EUNICE						
GRANTEE: MARKHAN MORRIS LAMA						

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	0070	CARPORT UF	0	0	0	0	1.00	UT 600.00	50	2013	2013	3	50	300	

BUILDING NOTES												
BAS= W40 S23 E40 N23\$.												

BUILDING DIMENSIONS												
BAS= W40 S23 E40 N23\$.												

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	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							