COMM SW COR OF NE1/4 OF SE1/4
& RUN N 842.99 FT, THENCE RUN
E 576.06 FT, THENCE RUN SE

MARKHAM RILEY LEIGHTON
12201 SE COUNTY ROAD 245
LULU, FL 32061

2027

25-5S-17-09377-004

BUILDING CHARACTERISTICS

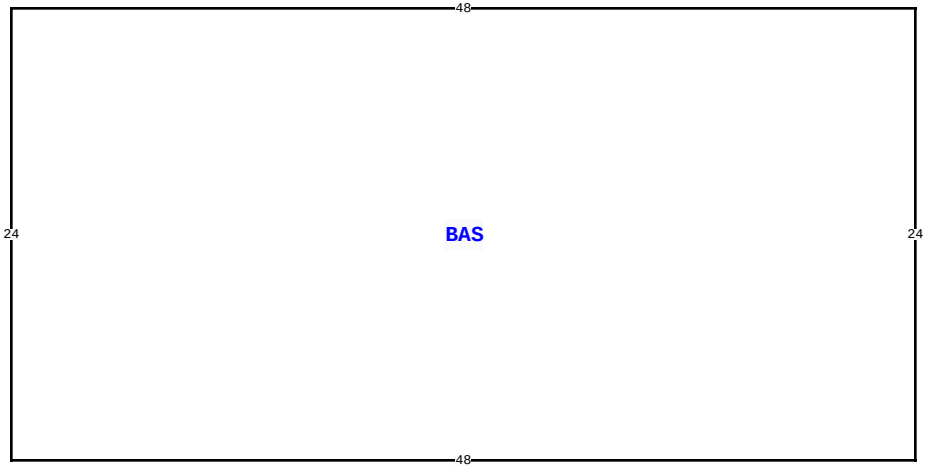
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,152	100		1,152	29,915
TOTALS	1,152			1,152	29,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	108.2050	64.92	74,788	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1152 HX Base Yr 2026



12364 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		29,915
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		37,625
TOTAL MARKET VALUE		74,540
SOH/AGL Deduction		0
ASSESSED VALUE		74,540
TOTAL EXEMPTION VALUE	HX HB	49,540
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		74,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/2858	5/28/2004	WD	Q	V	01	100

GRANTOR: BESSIE G HARDEN

GRANTEE: RILEY LEIGHTON MARK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							
2	0000	C	VAC RES	100		00	0.00	0.00	2.01	AC		1.00	1.00	1.00	12,500.00	12,500.00	25,125							

REVIEW DATE 08/18/2017 BY DF Total Acres: 3.01 Total Land Value: 37,625 Market: 0 Agricultural: 0 Common: 37,625 PRINTED 11/17/2026 BY SYS