

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

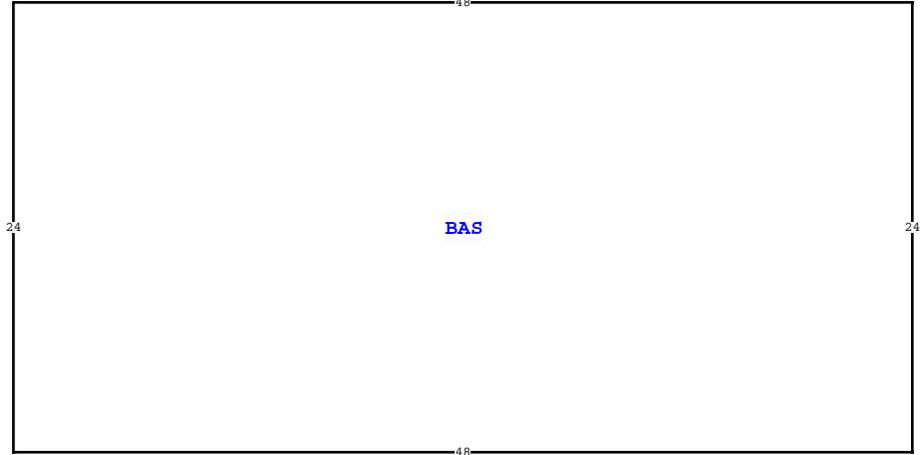
MARKHAM RILEY LEIGHTON
12201 SE COUNTY ROAD 245
LULU, FL 32061

2026

25-5S-17-09377-004
VALUATION SUMMARY

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
BAS	1,152	100	
TOTALS	1,152		31,413

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2026		78,532	1999	1999	0	0	60.00	40.00
				Heated Area: 1152			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			31,413
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			37,625
TOTAL MARKET VALUE			76,038
SOH/AGL Deduction			0
ASSESSED VALUE			76,038
TOTAL EXEMPTION VALUE	HX HB	51,038	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			76,038
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,025

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W48 S24 E48 N24\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
TOTAL OB/XF 7,000											

LAND DESCRIPTION												TOTAL OB/XF 7,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							