

COMM SE COR SEC 25, RUN W 279.88  
 CR-245 FOR POB, CONT W 584.88 FT  
 E 170.75 FT, E 305.15 FT TO W R/

JOHNSON EUNICE  
 12201 SE COUNTY ROAD 245  
 LULU, FL 32061

2026

25-5S-17-09377-005



| BUILDING CHARACTERISTICS  |                  |              |                      |              |                      |          |       |       |             | MARKET ADJUSTMENTS |           |           |             |                |                |                 |            |                             |      | COLUMBIA COUNTY PROPERTY   |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|-------------|--------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|--|--------|-------------------|------------|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION |                      |              |                      |          |       |       |             | TYPE               | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT | NORM   | % COND | VALUATION SUMMARY |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |              |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 19,900<br>TOTAL LAND VALUE - MARKET 142,830<br>TOTAL MARKET VALUE 26,306<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 26,306<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 26,306<br>TOTAL JUST VALUE 162,730<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 162,730 |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE  |                  | 5500         |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | TIMBERLAND 80-89   |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM   |                  |              |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | 02   |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC  |                  | 25517.00     |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | 1.00/  |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      |  |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS  |                  |              |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | BLD DATE   |        | LGL DATE          | 05/07/2026 | MLU    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES  |                  |              |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | XF DATE  |        | LAND DATE         |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |              |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | INC DATE   |        | AG DATE           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                    | 0            | 0                    | 0        | 1.00  | UT    | 7,000.00    | 7,000.00           | 100       | 2025      | 2024        |                | 100            | 7,000           |            |                             |      |  |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2   | 0030             | BARN,MT      | 0                    | 0            | 0                    | 0        | 1.00  | UT    | 12,900.00   | 12,900.00          | 100       | 2025      | 2024        |                | 100            | 12,900          |            |                             |      |  |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF   |                  |              |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | 19,900   |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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   | 5600             | A            | TIMBER 3             | 0            |                      | 00       | 0.00  | 0.00  | 4.00        | AC                 |           | 1.00      | 1.00        | 1.00           | 281.00         | 281.00          | 1,124      |                             |      |  |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2   | 9910             | M            | MKT.VAL.AG           | 0            |                      | 00       | 0.00  | 0.00  | 15.87       | AC                 |           | 1.00      | 1.00        | 1.00           | 9,000.00       | 9,000.00        | 142,830    |                             |      |  |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3   | 5500             | A            | TIMBER 2             | 0            |                      |          |       |       | 11.87       | AC                 |           | 1.00      | 1.00        | 1.00           | 445.00         | 445.00          | 5,282      |                             |      |  |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/13/2025 BY TW Total Acres: 15.87 Total Land Value: 6,406 Market: 142,830 Agricultural: 6,406 Common: 0 PRINTED 05/13/2026 BY SYS |                  |              |                      |              |                      |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      |  |        |                   |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000049985  | Mobile Home       |     | 05/29/2024 |
| 000049928  | Right-of-Way Acce |     | 05/23/2024 |
| 000049223  | Electrical Servic | 0   | 02/16/2024 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1532/1767         | 8/27/2024 | WD U      | U   | V   | 11     | 100        |

GRANTOR: JOHNSON EUNICE  
 GRANTEE: MARKHAM MORRIS LAMA  
 1522/624 8/27/2024 WD U V 11 100  
 GRANTOR: JOHNSON EUNICE  
 GRANTEE: MARKHAM MORRIS LAMA

**BUILDING NOTES**

**BUILDING DIMENSIONS**