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

2027

25-5S-17-09377-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0
TOTAL MARKET OB/XF VALUE	19,900
TOTAL LAND VALUE - MARKET	142,830
TOTAL MARKET VALUE	26,306
SOH/AGL Deduction	0
ASSESSED VALUE	26,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,306
TOTAL JUST VALUE	162,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,730

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
1579/268	10/02/2026	LE	U	I	14	100
GRANTOR: JOHNSON EUNICE						
GRANTEE: JOHNSON EUNICE (ENH						
1532/1767	8/27/2024	WD	U	V	11	100
GRANTOR: JOHNSON EUNICE						
GRANTEE: MARKHAM MORRIS LAMA						

BUILDING NOTES

BUILDING DIMENSIONS

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	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	

LAND DESCRIPTION

TOTAL OB/XF 19,900

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	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 11/17/2026 BY SYS