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

| 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 |
|---|---|---|---|---|---|---|
| 1532/1767 | 8/27/2024 | WD | 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

## 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 06/29/2026 BY SYS