COMM AT SE COR OF SEC, N 659.38
TO E R/W OF CR-245, NW ALONG R/W
POB, CONT NW 125.80 FT, E 240.07

PENDERGRAST DAULTON LANE/SCHELLPEPER BRITTANY TAYL
12368 SE COUNTY 245
LULU, FL 32061

2027

25-5S-17-09377-006

BUILDING CHARACTERISTICS

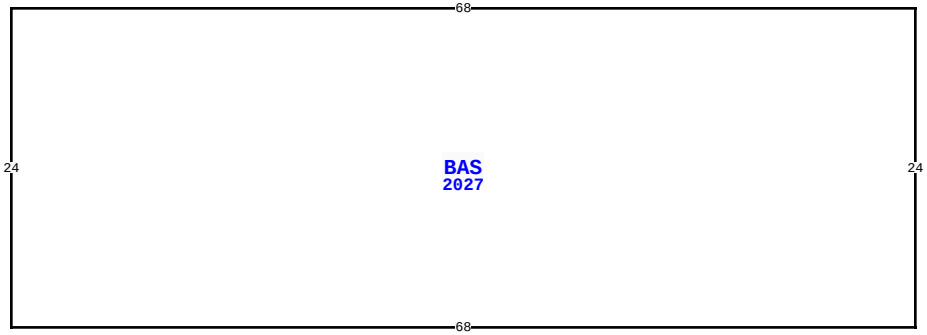
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,632	100	2027	1,632	168,077
TOTALS	1,632			1,632	168,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,632	113.0000	105.09	171,507	2026	2026	0	0	0	2.00	98.00

2 MANUF 1 0% - 2027 Heated Area: 1632 HX Base Yr



12367 SE COUNTY ROAD 245 , LULU

BLD DATE		LGL DATE	05/08/2026 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
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	168,077
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	16,157
TOTAL MARKET VALUE	187,234
SOH/AGL Deduction	0
ASSESSED VALUE	187,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,234
TOTAL JUST VALUE	187,234
NCON VALUE	168,077
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055824	Mobile Home		06/04/2026
000054992	Right-of-Way Acce		02/11/2026
23621	M H	0	09/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1768	4/21/2026	WD	U	I	37	34,000
GRANTOR: MARKHAM MORRIS LAMAR						
GRANTEE: PENDERGRAST DAULTON						
1546/1176	8/05/2025	WD	U	I	11	100
GRANTOR: MARKHAM MEGAN LINDSEY						
GRANTEE: MARKHAM MORRIS LAMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=15,11] E68 S24 W68 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0			0.00	0.00	0.68	AC		1.00	1.00	1.32	18,000.00	23,760.00	16,157							

REVIEW DATE 07/21/2026 BY Nick Total Acres: 0.68 Total Land Value: 16,157 Market: 0 Agricultural: 0 Common: 16,157 PRINTED 11/17/2026 BY SYS