

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/SHELLPEPER BRITTANY TAYL
12368 SE COUNTY 245
LULU, FL 32061

2026

25-5S-17-09377-006
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	960	100	
TOTALS	960		56,533

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2026	Heated Area: 960			HX Base Yr			
TOTALS	960		960	56,533							

COLUMBIA COUNTY PROPERTY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			56,533
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			16,157
TOTAL MARKET VALUE			82,690
SOH/AGL Deduction			0
ASSESSED VALUE			82,690
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			82,690
TOTAL JUST VALUE			82,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,099

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

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	0	0	1.00	UT	7,000.00	7,000.00	100	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/08/2026			MLU					

BUILDING NOTES											
BAS= W40 S24 E40 N24\$.											

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