COMM SE COR OF SEC, N 1115.39 FT
175 FT, W 315.26 FT TO E R/W LIN
DG E ALONG R/W 175 FT, E 303.55

HOWELL BETTY RUTH
12337 SE COUNTY ROAD 245
LULU, FL 32061

2026

25-5S-17-09378-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

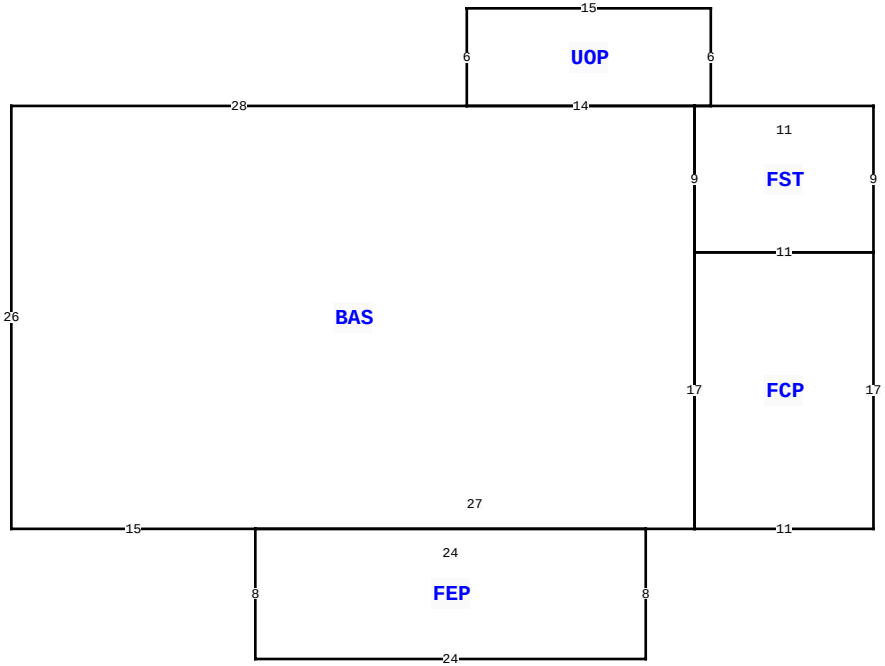
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0108	SFRES/RENTAL
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	1,092	100		1,092	58,444
FCP	187	25		47	2,515
FEP	192	80		154	8,242
FST	99	55		54	2,890
UOP	90	20		18	964
TOTALS	1,660			1,365	73,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,365	111.5000	89.20	121,758	1971	1971	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 2021 Heated Area: 1092 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

12363 SE COUNTY ROAD 245, LULU

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	73,055
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,200
TOTAL MARKET VALUE	79,255
SOH/AGL Deduction	0
ASSESSED VALUE	79,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,255
TOTAL JUST VALUE	79,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/2417	5/19/2020	LE	U	I	14	100
GRANTOR: BETTY HARDEN HOWELL (						
GRANTEE: F HOWELL, D HOWELL						
1403/1375	1/15/2020	LE	U	I	14	100
GRANTOR: BETTY HARDEN HOWELL (						
GRANTEE: FRANKLIN, DENNIS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E15 FEP= S8 E24 N8 W24$ E27 FCP= E11 N17W11 S17$ N17 FST= E11 N9 W11S9$ N9 UOP= E1 N6 W15 S6 E14$ W14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	1.24	AC		1.00	1.00	1.00	5,000.00	5,000.00	6,200							

REVIEW DATE 12/09/2021 BY JB Total Acres: 1.24 Total Land Value: 6,200 Market: 0 Agricultural: 0 Common: 6,200 PRINTED 05/12/2026 BY SYS