NE1/4 OF SW1/4 & BEG NW COR OF
SW1/4 OF SE1/4, RUN E 530 FT,
S 1320 FT, W 924 FT, N 1320

OSCEOLA LAND & TIMBER CORP
P O BOX 238
LAKE BUTLER, FL 32054

2027

26-4S-18-10410-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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

591 SE CROFT ST, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
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
1	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	

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	800
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	13,683
SOH/AGL Deduction	0
ASSESSED VALUE	13,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,683
TOTAL JUST VALUE	158,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/1565	1/27/2005	WD	Q	I		128,000

GRANTOR: FRANKLIN D & LILLIAN

GRANTEE: OSCEOLA LAND & TIMB

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 800

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		A-1	0.00	0.00	43.00	AC		1.00	1.00	1.00	281.00	281.00	12,083							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	40.00	40.00	800							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	63.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	157,500							

REVIEW DATE 09/24/2015 BY DF — Total Acres: 63.00 — Total Land Value: 12,883 — Market: 157,500 — Agricultural: 12,883 — Common: 0 — PRINTED 11/17/2026 BY SYS