

BEG 530 FT (580 FT PER DEED).  
 E OF NW COR OF SW1/4 OF SE1/4,  
 RUN E 308 FT, S 1320 FT

EASON TERRY  
 360 SE RED CASON DR  
 LULU, FL 32061

**2026**

26-4S-18-10414-000  


| BUILDING CHARACTERISTICS  |                  |                     |                      |              |                      |          |       |       |                | MARKET ADJUSTMENTS |         |             |             |                |                 |                |            |                             |      | COLUMBIA COUNTY PROPERTY  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|------------------|---------------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION        |                      |              |                      |          |       |       |                | TYPE               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT | NORM  | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |                     |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 37,485<br>TOTAL MARKET VALUE 37,485<br>SOH/AGL Deduction 12,287<br>ASSESSED VALUE 25,198<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 25,198<br>TOTAL JUST VALUE 37,485<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 37,485<br>SALE: 2:1: 3 PRCLS |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE  |                  | 9900 NON AG ACREAGE |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED<br>SALES DATA<br>OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1481/1425 12/19/2022 QC U I 11 100<br>GRANTOR: DICKS PHYLLIS<br>GRANTEE: EASON TERRY<br>1481/1419 12/19/2022 QC U I 11 100<br>GRANTOR: DICKS PHYLLIS<br>GRANTEE: EASON TERRY   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM   |                  | 1418.00 1.00/       |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE<br>04/11/2025 MLU   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC  |                  |                     |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      | BUILDING NOTES<br>BUILDING DIMENSIONS   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE         | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS  |                  |                     |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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   | 9900             | C                   | AC NON-AG            | 0            |                      |          |       |       | 8.33           | AC                 |         | 1.00        | 1.00        | 1.00           | 4,500.00        | 4,500.00       | 37,485     |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/11/2025 BY MLU Total Acres: 8.33 Total Land Value: 37,485 Market: 0 Agricultural: 0 Common: 37,485 PRINTED 05/08/2026 BY SYS |                  |                     |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |