COMM SE COR OF NE1/4 OF SE1/4, R
TO N R/W SR-100, NW 107.58 FT FO
NW 372.87 FT, N 1101.63 FT, E 68

HUFFMAN JESSICA ANN/HUFFMAN JACK N JR
163 SE CROFT ST
LULU, FL 32061

2027

27-4S-18-10493-000

BUILDING CHARACTERISTICS

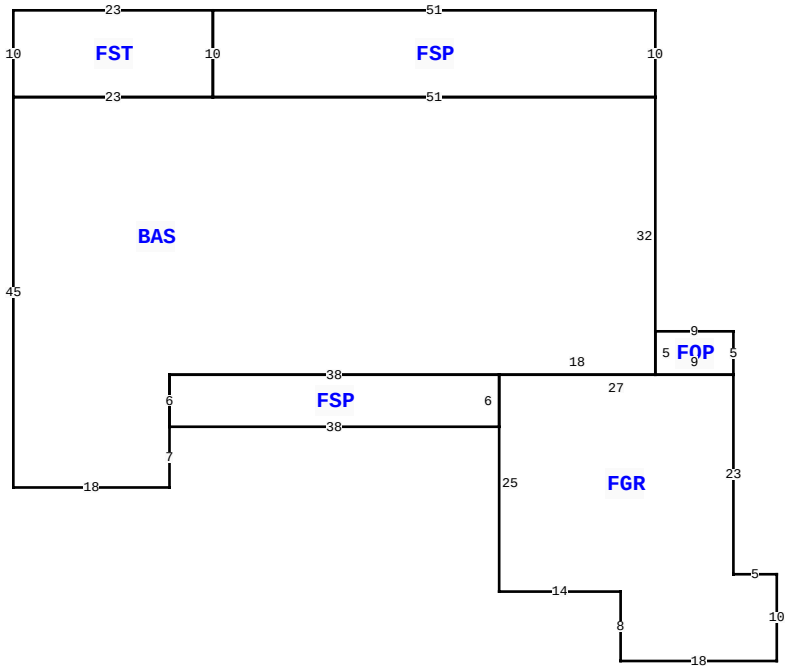
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	2,602	100		2,602	205,730
FGR	829	55		456	36,054
FOP	45	30		14	1,107
FSP	228	40		91	7,195
FSP	510	40		204	16,130
FST	230	55		126	9,963
TOTALS	4,444			3,493	276,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,493	110.5800	121.64	424,889	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2602 HX Base Yr



8479 SE STATE ROAD 100 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0040	BARN,POLE	0	0	60	46	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0280	POOL R/CON	0	0	18	36	648.00	UT	70.00	70.00	35	1993	1993	3	35	15,876	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
7	0294	SHED WOOD/	0	0	16	24	384.00	UT	10.00	10.00	100	2013	2013	3	100	3,840	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	288,607
TOTAL MARKET OB/XF VALUE	24,316
TOTAL LAND VALUE - MARKET	99,165
TOTAL MARKET VALUE	331,056
SOH/AGL Deduction	0
ASSESSED VALUE	331,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,056
TOTAL JUST VALUE	412,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053847	Remodel	25,447	08/15/2025
000051792	Roof Replacement	22,000	12/12/2024
22004	M H	250	06/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/401	5/27/2022	LE	U	I	14	100

GRANTOR: GILLEN ROLAND C

GRANTEE: HUFFMAN JESSICA ANN

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W51 S10 E51$ BAS= W51 FST= N10 W23 S10 E23$ W23 S45 E18 N7 FSP= E38 N6 W38 S6$ N6 E38 FGR= S25 E14 S8 E18 N10 W5 N23 FOP= N5 W9 S5 E9$ W27$ E18 N32$.

LAND DESCRIPTION

TOTAL OB/XF 24,316

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.03	AC		1.00	1.00	1.00	445.00	445.00	7,133							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.03	AC		1.00	1.00	1.00	5,500.00	5,500.00	88,165							

REVIEW DATE 05/01/2026 BY robin Total Acres: 18.03 Total Land Value: 18,133 Market: 88,165 Agricultural: 7,133 Common: 11,000 PRINTED 11/16/2026 BY SYS

COMM SE COR OF NE1/4 OF SE1/4, R
TO N R/W SR-100, NW 107.58 FT FO
NW 372.87 FT, N 1101.63 FT, E 68

HUFFMAN JESSICA ANN/HUFFMAN JACK N JR
163 SE CROFT ST
LULU, FL 32061

2027

27-4S-18-10493-000

BUILDING CHARACTERISTICS

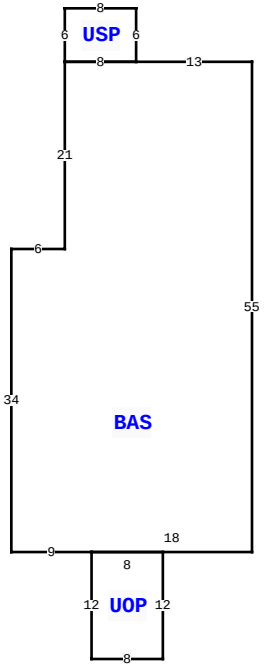
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
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
BAS	1,359	100		1,359	12,109
UOP	96	20		19	169
USP	48	35		17	151
TOTALS	1,503			1,395	12,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,395	40.5000	44.55	62,147	1960	1960	0	0	50	35.00	20.00

2 SINGLE FAM 0% - 2026 Heated Area: 1359 HX Base Yr



8479 SE STATE ROAD 100 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	288,607
TOTAL MARKET OB/XF VALUE	24,316
TOTAL LAND VALUE - MARKET	99,165
TOTAL MARKET VALUE	331,056
SOH/AGL Deduction	0
ASSESSED VALUE	331,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,056
TOTAL JUST VALUE	412,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/401	5/27/2022	LE	U	I	14	100

GRANTOR: GILLEN ROLAND C

GRANTEE: HUFFMAN JESSICA ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 USP= N6 W8 S6 E8$ W8 S21 W6 S34 E9 UOP= S12 E8N12 W8$ E18 N55$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2026 BY robin Total Acres: 18.03 Total Land Value: 18,133 Market: 88,165 Agricultural: 7,133 Common: 11,000 PRINTED 11/16/2026 BY SYS