

COMM AT SE COR OF NE1/4 OF SE 1/
 FT FOR POB, RUN S 63 DEG W 94.63
 136.20 FT, N 56 DEG W 25.83, N 8

GREEN GREGORY LANCE
 173 SE DAMON GLEN
 LULU, FL 32061

2026

27-4S-18-10494-002



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	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	04		
NEIGHBORHOOD/LOC	1418.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,733
UOP	64	25		16	374
TOTALS	736			688	16,108

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2007								
Heated Area: 672						HX Base Yr 2007					

Diagram showing UOP (Unoccupied Outside Portion) and BAS (Building Area Subject to Tax) with dimensions: 23, 25, 14, 48, 8, 6, 8.

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			16,108
TOTAL MARKET OB/XF VALUE			4,900
TOTAL LAND VALUE - MARKET			10,530
TOTAL MARKET VALUE			31,538
SOH/AGL Deduction			13,031
ASSESSED VALUE			18,507
TOTAL EXEMPTION VALUE	HX HB	16,898	
BASE TAXABLE VALUE			1,609
TOTAL JUST VALUE			31,538
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			30,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/1383	11/10/2016	WD	U	V	11	100
GRANTOR: DENA GILLEN						
GRANTEE: GREGORY LANCE GREEN						
1106/1019	12/29/2006	WD	Q	V	06	100
GRANTOR: W R & DENA GILLEN						
GRANTEE: GREGORY LANCE GREEN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/29/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W25 UOP= N8 W8 S8 E8\$ W23 S14 E48 N14\$.	

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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,800	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
TOTALS															4,900	

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	100		A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,530							