PART OF PARCEL B, PART OF
GOV'T LOT 1 OR N1/2 OF NW1/4
OF SEC 30 AS LIES WEST OF

ALLEN RONALD H LIVING TRUST
P O BOX 1390
LAKE CITY, FL 32056-1390

2027

30-4S-19-10659-300

BUILDING CHARACTERISTICS

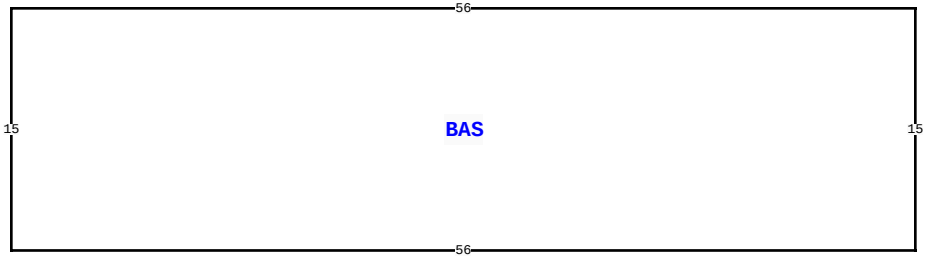
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	840	100		840	62,622
TOTALS	840			840	62,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	112.9000	105.00	88,200	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 0% - 0 Heated Area: 840 HX Base Yr



1541 SE ETHAN ALLEN RD, 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	62,622
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	141,000
TOTAL MARKET VALUE	85,548
SOH/AGL Deduction	1,103
ASSESSED VALUE	84,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,445
TOTAL JUST VALUE	210,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30440	M H	354	09/05/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/1108	7/26/2017	WD	U	I	11	0
GRANTOR: RONALD H ALLEN TRUSTE						
GRANTEE: RONALD H ALLEN TRUS						
1341/0656	4/26/2017	WD	U	I	11	0
GRANTOR: GEORGENE T ALLEN						
GRANTEE: RONALD H ALLEN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S15 E56 N15$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	46.00	AC		1.00	1.00	1.00	281.00	281.00	12,926							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	46.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	138,000							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							

REVIEW DATE 10/07/2015 BY DF Total Acres: 47.00 Total Land Value: 15,926 Market: 138,000 Agricultural: 12,926 Common: 3,000 PRINTED 11/17/2026 BY SYS