

THE FOLLOWING LYING IN SEC 30: B
30, E 1296.47 FT TO NE COR OF NW
618.58 FT, W 1524.63 FT TO E R/W

CABRAL ROBERT JR/CABRAL SUSAN THOMAS
11683 SE COUNTY ROAD 245
LULU, FL 32061

2026

30-5S-18-10609-000
11683 SE COUNTY ROAD 245 LULU, FL 32061

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	05	STEEL	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1518.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,116	100	2025
FOP	200	30	2025
PTO	500	5	2025
TOTALS	3,816		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/BARND	100%	- 2025								
				Heated Area: 3116			HX Base Yr 2025				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				268,874		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				156,560		
TOTAL MARKET VALUE				425,434		
SOH/AGL Deduction				0		
ASSESSED VALUE				425,434		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				374,023		
TOTAL JUST VALUE				425,434		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				428,837		
SALE:2:1: INCLUDED 09372-000 - PERSONAL REP DEED						
LAND:1:1: JOINA 9372-000 45.74 TOTAL AC						
SALE:1:1: ADDING HER HUSBAND TO DEED						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000048755	New Residential C	373,920	11/30/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1088	5/15/2023	WD	U	I	11	100
GRANTOR: THOMAS DUANE E						
GRANTEE: CABRAL ROBERT JR						
1468/490	5/31/2022	WD	Q	I	05	164,200
GRANTOR: OLIVIA RAE FARMS INC						
GRANTEE: THOMAS DUANE E						
BLD DATE						MLU
XF DATE						04/08/2025
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
EXTRA FEATURES						
11683 SE COUNTY ROAD 245, LULU						

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=14,13] E82 S38 W82 N38 \$											
PTO=[YR=2025;ORIG=28,-7] E25 S20 W25 N20 \$											
FOP=[YR=2025;ORIG=30,51] E25 S8 W25 N8 \$											

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	0100	C	SFR	100					19.57	AC		1.00	1.00	1.00	8,000.00	8,000.00	156,560							