

ALL OF THE FOLLOWING LYING IN SE COR OF SEC 30, S 625.51 FT FOR P TO E LINE OF NW1/4 OF NW1/4, S 7

MALOY JEFFREY LIVING TRUST DATED MARCH 6, 2024
11289 SE COUNTY ROAD 245
LULU, FL 32061

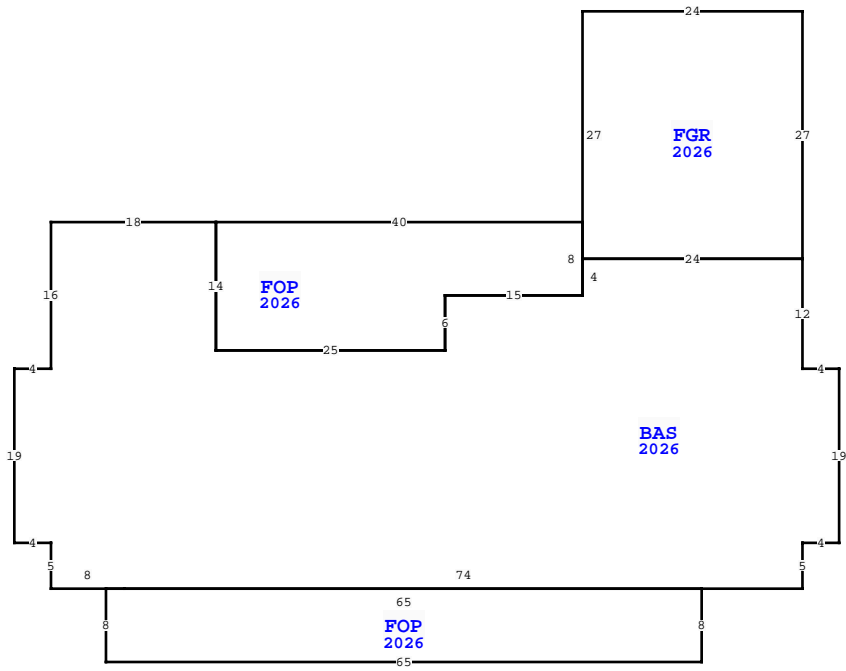
2026

30-5S-18-10609-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR 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		2	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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	2,866	100	2026
FGR	648	55	2026
FOP	470	30	2026
FOP	520	30	2026
TOTALS	4,504		
		3,519	465,634

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 2866					HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE	465,634		
TOTAL MARKET OB/XF VALUE	52,812		
TOTAL LAND VALUE - MARKET	183,870		
TOTAL MARKET VALUE	702,316		
SOH/AGL Deduction	262,754		
ASSESSED VALUE	439,562		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	388,151		
TOTAL JUST VALUE	702,316		
NCON VALUE	518,446		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	163,440		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052113	Screen Enclosure	20,340	01/18/2025
000051576	Swimming Pool and	61,774	11/20/2024
000050865	Electrical Servic	0	09/19/2024
000049881	New Residential C	200,000	05/20/2024
000049817	Right-of-Way Acce		05/15/2024
000048315	Electrical Servic	0	10/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2257	3/06/2024	WD	U	V	11	100

GRANTOR: MALOY JEFFREY WAYLON
GRANTEE: MALOY JEFFREY LIVIN
1467/2608 5/31/2022 WD Q V 05 203,800
GRANTOR: OLIVIA RAE FARMS INC
GRANTEE: MALOY JEFFREY WAYLO

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=90,11] W18 S16 W4 S19 E4 S5 E8 E74 N5 E4 N19 W4 N12 W24 S4 W15 S6 W25 N14 \$	
FGR=[YR=2026;ORIG=130,-12] E24 S27 W24 N27 \$	
FOP=[YR=2026;ORIG=78,51] E65 S8 W65 N8 \$	
FOP=[YR=2026;ORIG=130,11] W40 S14 E25 N6 E15 N8 \$	

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	0280	POOL R/CON	0	100	12	24	UT		70.00	100	2026	2025		98	19,757							
2	0282	POOL ENCL	0	100	0	0	UT	15.00	15.00	100	2026	2025		95	15,775							
3	0080	DECKING	0	100	0	0	UT	8.00	8.00	100	2026	2025		100	5,040							
4	0260	PAVEMENT-A	0	100	0	0	UT	1.50	1.50	100	2026	2025		100	12,240							
TOTALS												4,504		3,519	465,634							

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	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	100					20.43	AC		1.00	1.00	1.00	9,000.00	9,000.00	183,870							