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

2027

30-5S-18-10609-001

BUILDING CHARACTERISTICS

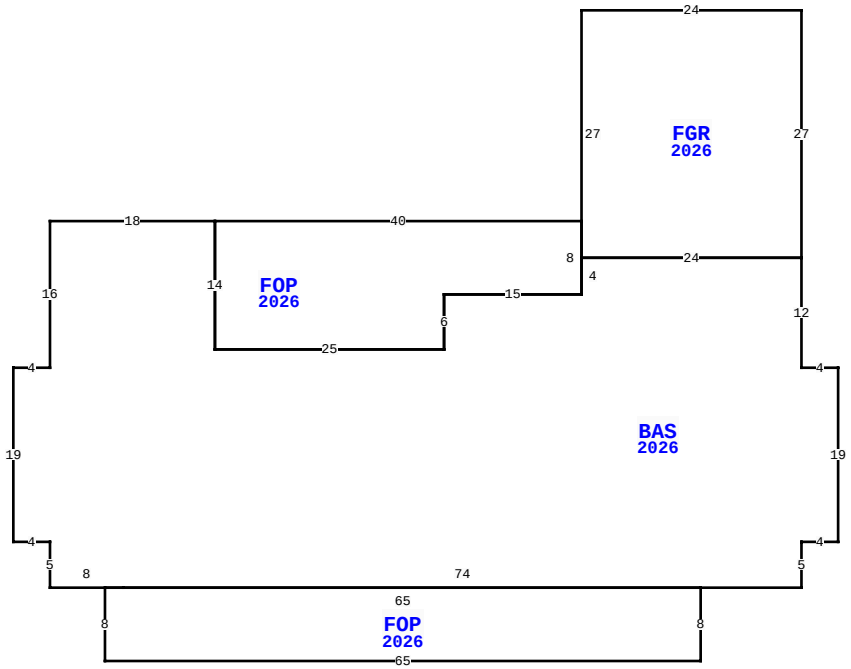
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,866	100	2026	2,866	372,465
FGR	648	55	2026	356	46,266
FOP	470	30	2026	141	18,324
FOP	520	30	2026	156	20,274
TOTALS	4,504			3,519	457,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,519	118.1460	129.96	457,329	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2866 HX Base Yr 2026



11829 SE COUNTY ROAD 245, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2026	2025		98	19,757	
2	0282	POOL ENCL	0	100	0	0	1,107.00	UT	15.00	15.00	100	2026	2025		95	15,775	
3	0080	DECKING	0	100	0	0	630.00	UT	8.00	8.00	100	2026	2025		100	5,040	
4	0260	PAVEMENT-A	0	100	0	0	8,160.00	UT	1.50	1.50	100	2026	2025		100	12,240	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	457,329
TOTAL MARKET OB/XF VALUE	52,812
TOTAL LAND VALUE - MARKET	183,870
TOTAL MARKET VALUE	528,331
SOH/AGL Deduction	246,392
ASSESSED VALUE	281,939
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	230,528
TOTAL JUST VALUE	694,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,316

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						

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 52,812

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	100					1.43	AC		1.00	1.00	1.00	9,000.00	9,000.00	12,870							
2	6200	A	PASTURE 3	100					19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	100					19.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	171,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 20.43 Total Land Value: 18,190 Market: 171,000 Agricultural: 5,320 Common: 12,870 PRINTED 11/17/2026 BY SYS