

COMM SW COR OF SEC, N 2099.17 FT
 POB, N 309.23 FT, W 53.57 FT, N
 COR OF SW1/4, E 1276.32 FT, S 92

JOHNSON EUNICE
 12201 SE CR-245
 LULU, FL 32061

2026

30-5S-18-10610-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 147,280 TOTAL MARKET VALUE 6,887 SOH/AGL Deduction 0 ASSESSED VALUE 6,887 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,887 TOTAL JUST VALUE 147,280 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 110,460											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE Q V RSN SALE INST U I / I / CD PRICE 1555/482 11/10/2025 LE U V 14 100 GRANTOR: JOHNSON EUNICE GRANTEE: JOHNSON EUNICE (ENH 1386/1465 6/12/2019 LE U V 14 100 GRANTOR: EUNICE JOHNSON (LIFE GRANTEE: BENNY MARKHAM (RMDR											
DOR CODE 6200 PASTURE CLS33										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																										
TOTALS										BLD DATE										LGL DATE 05/07/2026 MLU											
EXTRA FEATURES										XF DATE										INC DATE											
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																
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	6200	A	PASTURE 3	0		00	0.00	0.00	7.91	AC		1.00	1.00	1.00	280.00	280.00	2,215														
2	5500	A	TIMBER 2	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	445.00	445.00	4,672														
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	18.41	AC		1.00	1.00	1.00	8,000.00	8,000.00	147,280														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 18.41 Total Land Value: 6,887 Market: 147,280 Agricultural: 6,887 Common: 0 PRINTED 06/10/2026 BY SYS																															