

BEG NE COR OF SW1/4 OF SW1/4, RU
212.7 FT, N 1097 FT TO N LINE OF
E 211 FT TO POB.

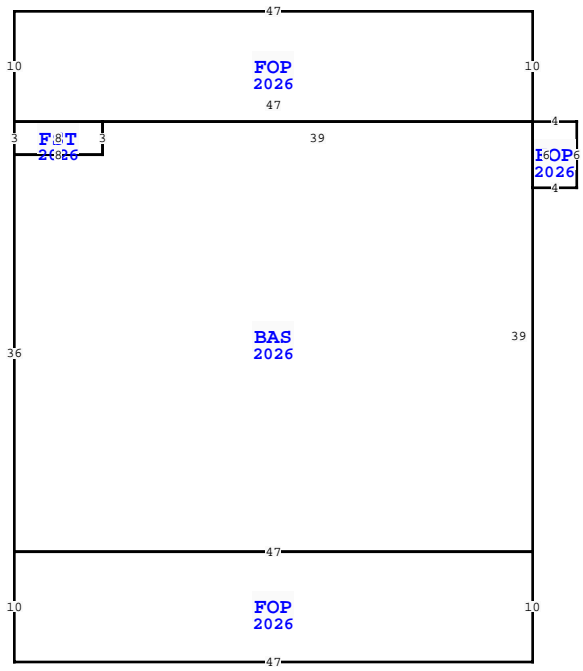
JOHNSON ASHLEY RANDALL III
6364 SE POUNDS HAMMOCK RD
LULU, FL 32061

2026

33-4S-18-10531-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	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		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,809	100	2026
FOP	24	30	2026
FOP	470	30	2026
FOP	470	30	2026
FST	24	55	2026
TOTALS	2,797		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,111	111.5500	124.94	263,748	2025	2025	0	0	0.00	100.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1809 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			263,748
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			15,340
TOTAL MARKET VALUE			280,288
SOH/AGL Deduction			0
ASSESSED VALUE			280,288
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			280,288
TOTAL JUST VALUE			280,288
NCON VALUE			264,948
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050121	New Residential C	250,000	06/14/2024
000049998	Right-of-Way Acce		05/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2427	11/07/2023	WD	U	V	11	100
GRANTOR: JOHNSON ASHLEY RANDEL						
GRANTEE: JOHNSON ASHLEY RAND						
1502/1808	11/07/2023	WD	U	V	11	100
GRANTOR: JOHNSON ASHLEY RANDAL						
GRANTEE: JOHNSON ASHLEY RAND						

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	% COND
1	0190	FPLC PF	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025	100

TOTAL OB/XF													
1,200													
6303 SE POUNDS HAMMOCK RD, LULU													
						BLD DATE				LGL DATE	04/28/2025 MLU		
						XF DATE				LAND DATE			
						INC DATE				AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=62,11] W39 S3 W8 S36 E47 N39 \$												
FST=[YR=2026;ORIG=15,11] E8 S3 W8 N3 \$												
FOP=[YR=2026;ORIG=62,11] E4 S6 W4 N6 \$												
FOP=[YR=2026;ORIG=15,50] E47 S10 W47 N10 \$												
FOP=[YR=2026;ORIG=15,1] E47 S10 W47 N10 \$												

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	0		A-1	0.00	0.00	2.36	AC		1.00	1.00	0.65	5,000.00	3,250.00	7,670								
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.36	AC		1.00	1.00	0.65	5,000.00	3,250.00	7,670								