

COMM SE COR OF SW1/4 OF SW1/4,
 RUN W 217 FT FOR POB, CONT W
 630 FT, N 210 FT, E 630 FT, S

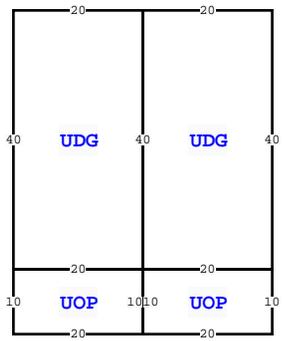
GUNTNER JEANETTE JOHNSON
 6364 SE POUNDS HAMMOCK RD
 LULU, FL 32061

2026

33-4S-18-10533-000

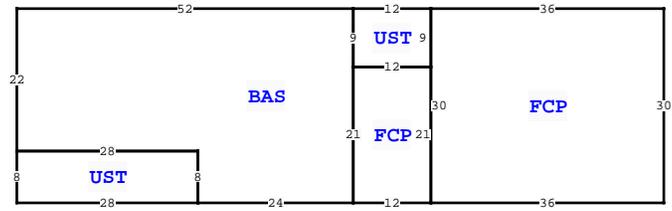

| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |

| 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% | - 0 | | 279,679 | 1961 | 1961 | 0 | 0 | 0 | 35.00 | 65.00 | |
| Heated Area: 1336 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 181,791 |
| TOTAL MARKET OB/XF VALUE | | | 14,940 |
| TOTAL LAND VALUE - MARKET | | | 14,140 |
| TOTAL MARKET VALUE | | | 210,871 |
| SOH/AGL Deduction | | | 101,913 |
| ASSESSED VALUE | | | 108,958 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 57,547 |
| TOTAL JUST VALUE | | | 210,871 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 211,171 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,336 | 100 | | 1,336 | 87,396 |
| FCP | 252 | 25 | | 63 | 4,121 |
| FCP | 1,080 | 25 | | 270 | 17,662 |
| UDG | 800 | 55 | | 440 | 28,783 |
| UDG | 800 | 55 | | 440 | 28,783 |
| UOP | 200 | 20 | | 40 | 2,617 |
| UOP | 200 | 20 | | 40 | 2,617 |
| UST | 108 | 45 | | 49 | 3,205 |
| UST | 224 | 45 | | 101 | 6,607 |
| TOTALS | 5,000 | | | 2,779 | 181,791 |



| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000050210 | Electrical Servic | 0 | 06/26/2024 |
| 6828 | M H | 60 | 02/08/1993 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1340/0965 | 7/06/2017 | LE U | | I | 14 | 100 |

GRANTOR: JEANETTE GUNTNER (LIF)
 GRANTEE: ASHLEY R JOHNSON JR

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 |
| INC DATE | | AG DATE | MLU |

| 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 300 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 300 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 100 | 560 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 10 | 22 | 220.00 | UT | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 100 | 1,540 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 30 | 24 | 720.00 | UT | 11.00 | 11.00 | 75 | 2013 | 2013 | 3 | 75 | 5,940 | |
| 7 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 600 | |
| 8 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

| EXTRA FEATURES | | | | | | | | | | | | | | TOTAL OB/XF | |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|--|
| 6364 SE POUNDS HAMMOCK RD, LULU | | | | | | | | | | | | | | 14,940 | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

BUILDING DIMENSIONS
 BAS= S22 UST= S8 E28 N8 W28\$E28S8 E24 FCP= E12 FCP= E36 N30
 W36 S30\$ N21 W12 S21\$ N21 UST= E12 N9 W12 S9\$ N9 W52\$ PTR=
 N30 UDG= N40 W20 S40 E20\$ UOP= W20 S10 E20 N10\$ UOP= S10 E20
 N10 W20\$ UDG= E20 N40 W20 S40\$ S30\$.

| 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 | | 00 | 0.00 | 0.00 | 2.02 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 14,140 | | | | | | | |