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

BUILDING CHARACTERISTICS

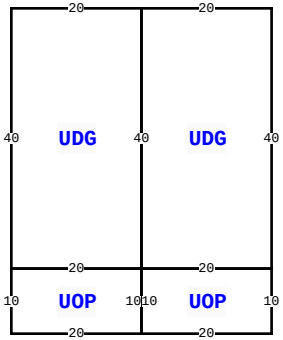
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

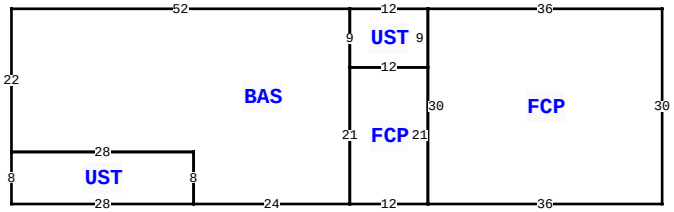
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100		1,336	87,396
FCP	252	25		63	4,121
FCP	1,080	25		270	17,662
UDG	800	55		440	28,783
UDG	800	55		440	28,783
UOP	200	20		40	2,617
UOP	200	20		40	2,617
UST	108	45		49	3,205
UST	224	45		101	6,607
TOTALS	5,000			2,779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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,779	89.8560	100.64	279,679	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1336 HX Base Yr





6364 SE POUNDS HAMMOCK RD, LULU

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

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

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

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 14,940

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

REVIEW DATE 03/25/2026 BY robin Total Acres: 2.02 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 06/08/2026 BY SYS