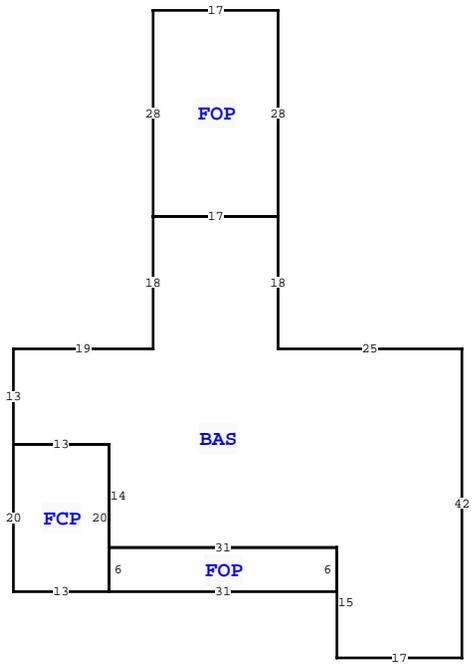




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	08 WD OR PLY 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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	05 05				
DOR CODE	5000 IMPROVED AG				
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	2,026	100		2,026	174,054
FCP	260	25		65	5,584
FOP	186	30		56	4,811
FOP	476	30		143	12,285
TOTALS	2,948			2,290	196,735

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		132.17	302,669	1971	1971	0	0	35.00	65.00	Heated Area: 2026 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			196,735
TOTAL MARKET OB/XF VALUE			13,750
TOTAL LAND VALUE - MARKET			62,750
TOTAL MARKET VALUE			220,625
SOH/AGL Deduction			98,770
ASSESSED VALUE			121,855
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			70,444
TOTAL JUST VALUE			273,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,235
PRMT:1:1: 14X80			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21065	SFR	322	09/11/2003
7803	M H	100	11/19/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	15	17	1.00	UT	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	
5	0040	BARN, POLE	0	100	40	60	2,400.00	UT	5.00	100	2015	2015	3	100	12,000	

TOTAL OB/XF														13,750			
314 SE JAMES CROFT DR, LULU																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
04/11/2025 MLU																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W25 N18 FOP= N28 W17 S28 E17\$ W17 S18 W19 S13 FCP= S20 E13 N20 W13\$ E13 S14FOP= S6 E31 N6 W31\$ E31 S15 E17 N42\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.55	AC		1.00	1.00	1.00	445.00	445.00	5,140							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	11.55	AC		1.00	1.00	1.00	5,000.00	5,000.00	57,750							