

W1/2 OF SE1/4 OF SW1/4 ALL LYING  
DESC ORB 831-214, EX 6.20 AC DES  
EX 6.44 AC DESC ORB 834-416.

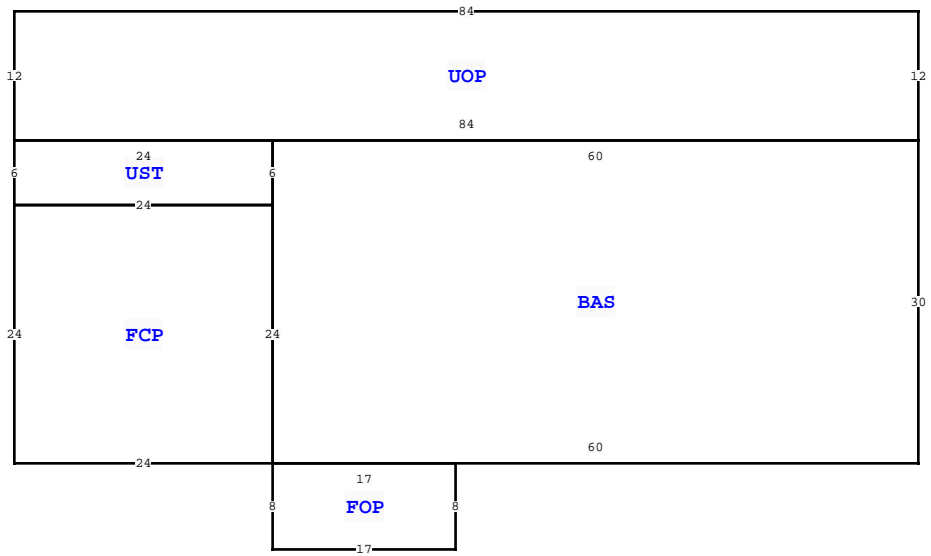
RYAN JOHN P JR  
1522 SE COUNTY ROAD 241  
LULU, FL 32061

**2026**

34-4S-18-10541-001  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	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	1,800	100	
FCP	576	25	
FOP	136	30	
UOP	1,008	20	
UST	144	45	
TOTALS	3,664		

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%	2025		Heated Area: 1800					HX Base Yr	2025



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			153,143
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			22,800
TOTAL MARKET VALUE			177,443
SOH/AGL Deduction			0
ASSESSED VALUE			177,443
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			126,032
TOTAL JUST VALUE			177,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11917	M H	125	12/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/234	11/19/2024	LE	U	I	14	100
GRANTOR: RYAN JOHN P JR						
GRANTEE: RYAN JOHN P JR (ENH						
1516/2556	6/13/2024	PB	U	I	18	0
GRANTOR: RYAN QUINELLE						
GRANTEE: RYAN JOHN P JR						

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/28/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP= N12 W84 S12 E84\$ BAS= W60 UST= W24 S6 E24 N6\$ S6 FCP= W24 S24 E24 N24 \$ S24 FOP= S8 E17 N8 W17\$ E60 N30\$.	

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.56	AC		1.00	1.00	1.00	5,000.00	5,000.00	12,800							