

COMM NW COR OF SE1/4 OF SW1/4, E
R/W OF CR-241 FOR POB, CONT E 54
504.32 FT, W 545.51 FT, N 535.98

SHANE SHERRY R
1478 SE COUNTY ROAD 241
LULU, FL 32061

2026

34-4S-18-10541-003
PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	MINIMUM 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
09	PINE WOOD 100				
02	WINDOW 100				
02	CONVECTION 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.	1. 100				
05	CONV 100				
	0 100				
01	01 100				
01	01 100				
01	01				
0100	SINGLE FAMILY				
			04		
		1418.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	52,790
TOTALS	1,456			1,456	52,790

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,456	49.8000	55.78	81,216	1950	1950		0	0	35.00	65.00
1 SINGLE FAM			100% - 2002	Heated Area: 1456			HX Base Yr 2002					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">28</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">28</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">52</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">52</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-weight: bold; color: blue;">BAS</div> </div>												
1478 SE COUNTY ROAD 241				, LULU								
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		
						04/28/2025		MLU				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,790	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		32,200	
TOTAL MARKET VALUE		91,990	
SOH/AGL Deduction		39,041	
ASSESSED VALUE		52,949	
TOTAL EXEMPTION VALUE		HX HB SX 52,949	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		91,990	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,990	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12325	RELOCATE	100	03/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/2425	10/16/2023	WD	U	I	11	100
GRANTOR: SHANE RICHARD B						
GRANTEE: SHANE SHERRY R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S52 E28 N52\$.	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000

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	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	6.44	AC		1.00	1.00	1.00	5,000.00	5,000.00	32,200							