

LOT 3 FOREST VIEW S/D & BEG NE C
VIEW S/D, RUN S 325.27 FT, E 567
325.65 FT, W 576.42 FT TO POB.

SAWYER JAMES ALLEN/SAWYER SANDRA LOUISE
1276 SE COUNTY RD 241
LULU, FL 32061

2026

34-4S-18-10547-103
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	34418.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,040	100	
FOP	260	30	
TOTALS	2,300		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MODULAR	1	0%	2021	Heated Area: 2040		HX Base Yr							
1276 SE COUNTY ROAD 241, 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			144,995
TOTAL MARKET OB/XF VALUE			12,810
TOTAL LAND VALUE - MARKET			59,825
TOTAL MARKET VALUE			217,630
SOH/AGL Deduction			0
ASSESSED VALUE			217,630
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,630
TOTAL JUST VALUE			217,630
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29905	SFR	425	01/27/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1595	6/16/2020	WD	Q	I	03	31,000
GRANTOR: RUSSELL S DEPRATTER &						
GRANTEE: JAMES ALLEN & SANDR						
1370/1267	10/11/2018	WD	Q	I	01	181,000
GRANTOR: JEFFREY A STREER & SU						
GRANTEE: JAMES ALLEN & SANDR						

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0296	SHED METAL	0	0	24	36	864.00	UT	10.00	10.00	100	2012	2012	3	100	8,640	
3	0070	CARPORT UF	0	0	12	20	240.00	UT	1.50	1.50	100	2012	2012	3	100	360	
4	0060	CARPORT F	0	0	20	30	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,100	
5	0252	LEAN-TO W/	0	0	10	34	340.00	UT	1.50	1.50	100	2015	2015	3	100	510	
TOTALS														12,810			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W68 S30 E28 FOP= S10 E26 N10 W26\$ E40 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	0201	C	MOD HOME	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	37,000.00	37,000.00	37,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	4.15	AC		1.00	1.00	1.00	5,500.00	5,500.00	22,825							