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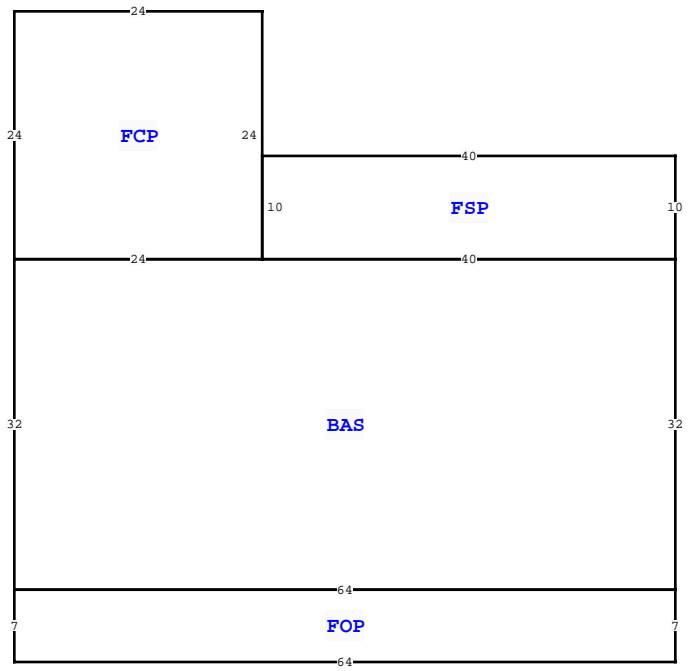
BLACHOWSKI BRIAN/BLACHOWSKI CALLIE  
662 SE COUNTY ROAD 241  
LULU, FL 32061

**2026**

34-4S-18-10550-001  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 70	
Exterior Wall	19	COMMON BRK 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	07	07	
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	2,048	100	
FCP	576	25	
FOP	448	30	
FSP	400	40	
TOTALS	3,472		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,486	133.4564	149.47	371,582	2009	2009	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2048 HX Base Yr 2024													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			312,129
TOTAL MARKET OB/XF VALUE			4,950
TOTAL LAND VALUE - MARKET			41,120
TOTAL MARKET VALUE			358,199
SOH/AGL Deduction			132,855
ASSESSED VALUE			225,344
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			173,933
TOTAL JUST VALUE			358,199
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049860	Roof Replacement	21,000	05/20/2024
26962	SFR	980	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1060	4/14/2022	WD	Q	I	01	400,000
GRANTOR: COODY STEPHEN W						
GRANTEE: BLACHOWSKI BRIAN						
1285/2416	12/09/2014	QC	U	I	11	100
GRANTOR: BARBARA A COODY						
GRANTEE: STEPHEN W COODY						

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	0294	SHED WOOD/	0	100	10	20	200.00	UT	14.00	14.00	50	1993	1993	3	50	1,400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	
TOTALS																4,950	

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	5.14	AC		1.00	1.00	1.00	8,000.00	8,000.00	41,120							