COMM SW COR OF SE1/4 OF SE1/4, R
FT TO NW COR OF SE1/4 OF SE1/4,
FT, S 480 FT FOR POB, RUN S 45 D

SISTRUNK SALLY K
823 SE ROGERS DR
LULU, FL 32061

2026

13-5S-17-09228-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

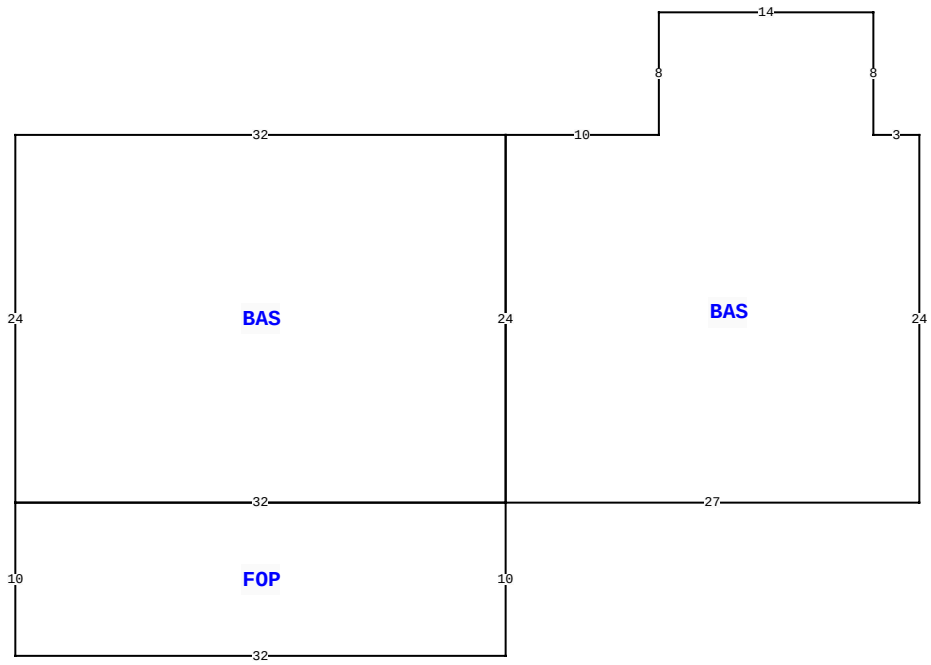
NEIGHBORHOOD/LOC 13517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100		760	42,556
BAS	768	100		768	43,004
FOP	320	30		96	5,376
TOTALS	1,848			1,624	90,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,624	99.9900	111.99	181,872	1993	1993	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 2002 Heated Area: 1528 HX Base Yr 2002



823 SE ROGERS DR, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,936
TOTAL MARKET OB/XF VALUE		9,050
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		150,486
SOH/AGL Deduction		48,800
ASSESSED VALUE		101,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,964
TOTAL JUST VALUE		150,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,486

PRMT:2:1: COMPLETION OF SFR

SALE:2:1: THIS MUST BE REPO

SALE:1:1: 5.06 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044264	Roof Replacement	17,647	04/25/2022
000043197	Electrical Servic	0	11/17/2021
7770	SFR	10,000	11/05/1993
7293	SFR	20,000	06/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/2065	2/08/2010	QC	U	I	11	100

GRANTOR: JAMES M & SALLY K SIS

GRANTEE: SALLY K SISTRUNK

1185/0182	11/24/2009	QC	U	I	11	0

GRANTOR: JAMES M & SALLY K SIS

GRANTEE: SALLY K SISTRUNK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 FOP= S10 E32 N10 W32$ E32 BAS= E27 N24 W3 N8 W14 S8 W10 S24$ N24$.

EXTRA FEATURES

LN	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	10	100.00	UT	4.50	4.50	100	0	0	3	100	450	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,050

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	5.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,500							

REVIEW DATE 08/02/2022 BY JS Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 11/18/2025 BY SYS