

ALL OF NW1/4 OF SE1/4 LYING W OF
INTERSECT W R/W R/W US-41 & S LINE
SE1/4, RUN N ALONG RD 40.04 FT F

ROGERS LIVING TRUST DATED AUGUST 22, 2024
153 SW ALTERATIONS GLN
LAKE CITY, FL 32025

2026

15-5S-17-09255-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		4 100
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

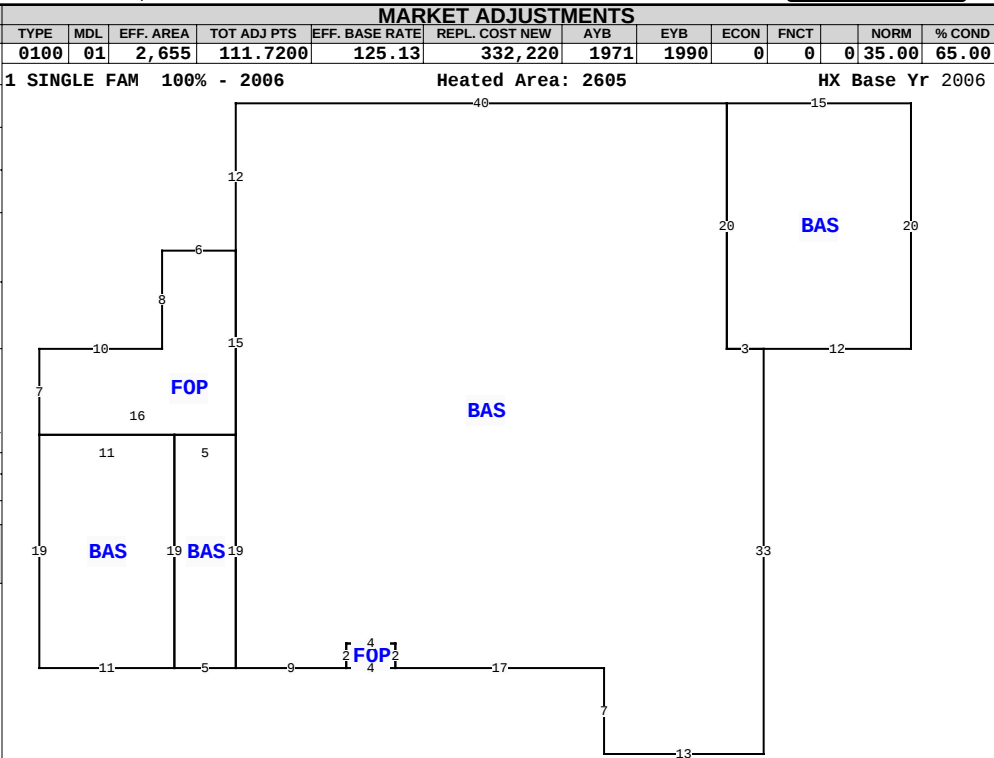
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	95	100		95	7,727
BAS	209	100		209	16,999
BAS	300	100		300	24,400
BAS	2,001	100		2,001	162,750
FOP	8	30		2	163
FOP	160	30		48	3,904

TOTALS	2,773			2,655	215,943
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0021	BARN,FR AE	0	100	14	40	560.00	UT	5.50	5.50	
2	0011	BARN,BLK A	0	100	16	42	672.00	UT	8.00	8.00	
3	0011	BARN,BLK A	0	100	10	14	140.00	UT	8.00	8.00	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
5	0060	CARPORT F	0	100	0	0	247.00	UT	5.50	5.50	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
7	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	
8	0281	POOL R/FIB	0	100	18	36	648.00	UT	65.00	65.00	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	15.80	AC	
2	0102	C	SFR/MH	0			0.00	0.00	1.50	AC	



153 SW ALTERATIONS GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2025 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 5	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		289,404	
TOTAL MARKET OB/XF VALUE		40,896	
TOTAL LAND VALUE - MARKET		155,700	
TOTAL MARKET VALUE		486,000	
SOH/AGL Deduction		187,030	
ASSESSED VALUE		298,970	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		248,248	
TOTAL JUST VALUE		486,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,264	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052685	Roof Replacement	44,448	03/24/2025
34431	ADDN SFR	148	09/09/2016
27648	MAINT/ALTR	45	02/23/2009
25563	M H	275	02/23/2007
24569	POOL	125	05/30/2006
23791	M H	275	10/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/2236	8/22/2024	WD	U	I	11	0
GRANTOR: ROGERS ROBERT						
GRANTEE: ROGERS LIVING TRUST						
1059/0696	8/15/2005	WD	Q	I		235,000
GRANTOR: MARTA CRUZ						
GRANTEE: ROBERT ROGERS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 S12 FOP= W6 S8 W10 S7 E16 N15\$ S15 BAS= W5 BAS= W11 S19 E11 N19\$ S19 E5N19\$ S19 E9 FOP= E4 N2 W4 S2\$ N2 E4 S2 E17 S7 E13 N33 BAS= E12 N20 W15 S20 E3\$ W3 N20\$.											

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0102SFRES/MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	728	100
TOTALS	728	14,295

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0285	SALVAGE	0	100	0	0		1.00	UT 0.00
12	0080	DECKING	0	0	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	728	81.8100	49.09	35,738	1990	1990	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 2006 Heated Area: 728 HX Base Yr 2006													
14 52 14 52 BAS													
153 SW ALTERATIONS GLN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU													

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
11	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400	
12	0080	DECKING	0	0	0	0		1.00	UT 0.00	100	2017	2017	3	100	200	

TOTAL OB/XF										600						
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

COLUMBIA COUNTY PROPERTY										PAGE 2 of 5				3
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VALUATION BY										STANDARD				
Tax Group: 3					Tax Dist:									
BUILDING MARKET VALUE										289,404				
TOTAL MARKET OB/XF VALUE										40,896				
TOTAL LAND VALUE - MARKET										155,700				
TOTAL MARKET VALUE										486,000				
SOH/AGL Deduction										187,030				
ASSESSED VALUE										298,970				
TOTAL EXEMPTION VALUE					HX HB					50,722				
BASE TAXABLE VALUE										248,248				
TOTAL JUST VALUE										486,000				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										487,264				

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 3 of 5										3	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		01		MINIMUM 100		0800		02		739		75.9000		45.54		33,654		1980		1980		0		0		0		60.00		40.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		3		MOBILE HME		0%		2006				Heated Area: 575														Tax Group: 3					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					289,404						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					40,896						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					155,700						
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					486,000						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					187,030						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					298,970						
Bedrooms				1 100																										TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms				1 100																										BASE TAXABLE VALUE					248,248						
Stories		1.		1. 100																										TOTAL JUST VALUE					486,000						
Architectual		01		CONV 100																										NCON VALUE					0						
Units		01		0 100																										INCOME VALUE											
Condition Adj		03		03 100																										PREVIOUS YEAR MKT VALUE					487,264						
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		0102		SFRES/MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		15517.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		575		100				575		10,474																															
UOP		145		25				36		656																															
UOP		512		25				128		2,332																															
TOTALS		1,232						739		13,462																															
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											

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