N1/2 OF LOT 17 DAVIS S/D.

806-1877, 842-1684, 903-1859, 98

ROGERS JC/ROGERS MARTHA
619 NW LONNIE LANE
WHITE SPRINGS, FL 32096

2026

20-2S-16-01657-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

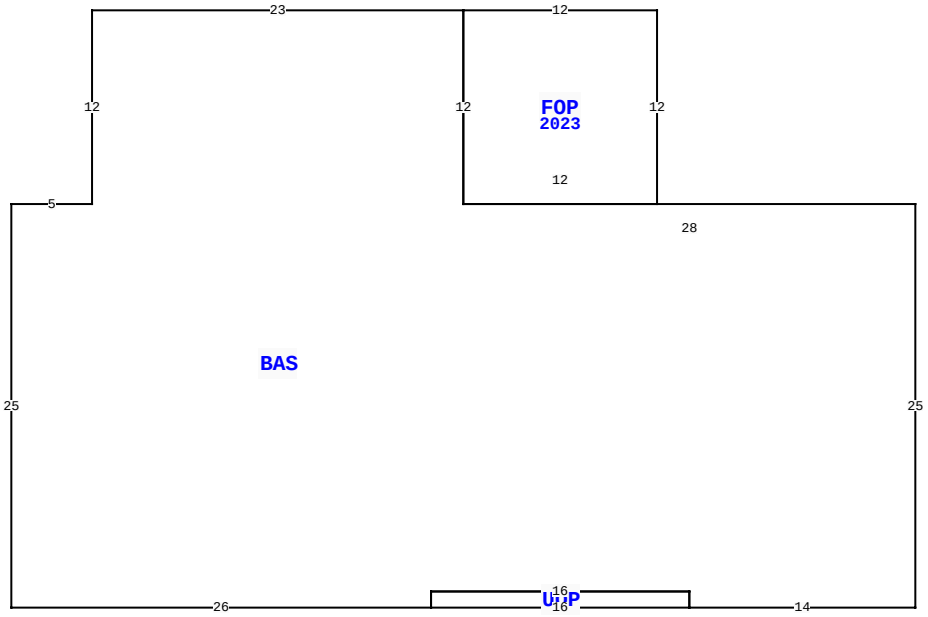
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100		1,660	75,596
FOP	144	35	2023	50	2,277
UOP	16	25		4	182
TOTALS	1,820			1,714	78,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,714	88.0840	82.80	141,919	1992	1992	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1660 HX Base Yr 2024



619 NW LONNIE LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,055
TOTAL MARKET OB/XF VALUE		12,200
TOTAL LAND VALUE - MARKET		13,281
TOTAL MARKET VALUE		103,536
SOH/AGL Deduction		33,990
ASSESSED VALUE		69,546
TOTAL EXEMPTION VALUE	HX HB VX	49,546
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		103,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17106	M H	125	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1863	6/07/2023	WD	U	V	37	15,000
GRANTOR: LAND ON LONNIE LANE W						
GRANTEE: ROGERS JC						
1486/2055	3/16/2023	QC	U	I	11	100
GRANTOR: TD BANK						
GRANTEE: ROGERS JC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 N12 W23 S12 W5 S25 E26 N1 E16 S1 E14 N25 $
UOP=[ORIG=-30,25] E16 N1 W16 S1 $
FOP=[YR=2023;ORIG=-28,-12] S12 E12 N12 W12 $
.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 12,200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.82	AC		1.00	1.00	0.60	9,500.00	5,700.00	10,374							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.51	AC		1.00	1.00	0.60	9,500.00	5,700.00	2,907							

REVIEW DATE 04/27/2023 BY ME Total Acres: 2.33 Total Land Value: 13,281 Market: 0 Agricultural: 0 Common: 13,281 PRINTED 11/19/2025 BY SYS