COMM NW COR OF NE1/4 OF NE1/4,
RUN E 38 FT, S 819.35 FT FOR
POB, RUN E 518.54 FT, S 517.33

SPENCE KEITH D/SPENCE CARMEN J
1132 SE ROGERS DR
LULU, FL 32061

2026

24-5S-17-09358-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

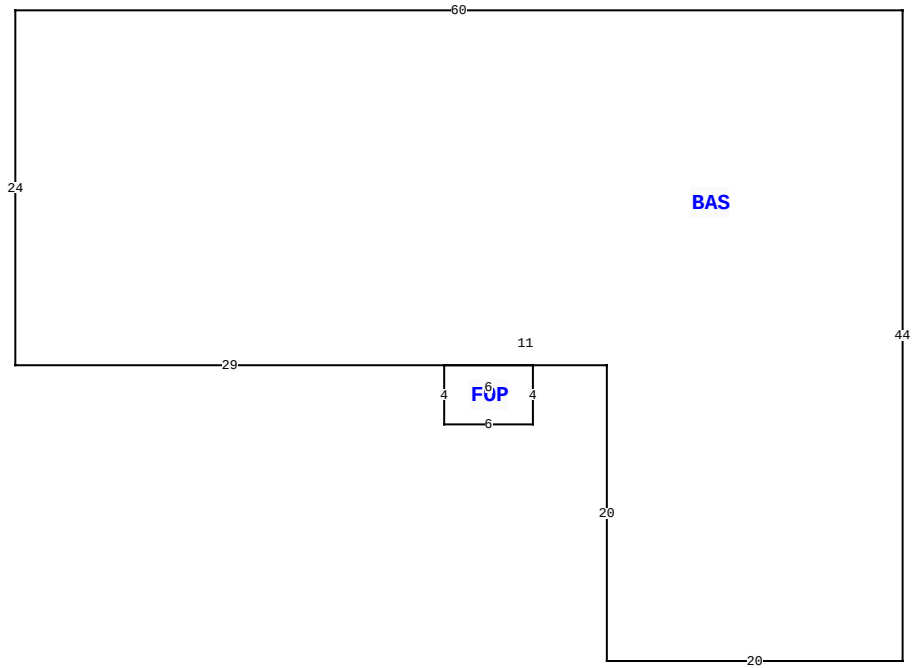
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	24517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100		1,840	169,189
FOP	24	30		7	644
TOTALS	1,864			1,847	169,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,847	112.4640	125.96	232,648	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2010 Heated Area: 1840 HX Base Yr 2010



1132 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		169,833
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		222,133
SOH/AGL Deduction		74,022
ASSESSED VALUE		148,111
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,389
TOTAL JUST VALUE		222,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,460

SALE:1:1: 14.31 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045690	Roof Replacement	18,800	10/17/2022
13615	SFR	305	02/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0141	3/31/2010	WD	U	I	15	100
GRANTOR: JAMES C & CHERYLE S N						
GRANTEE: KEITH D & CARMEN J						
1185/2737	12/11/2009	WD	Q	I	01	147,500
GRANTOR: WAYNE SCOTT & WENDY J						
GRANTEE: KEITH D & CARMEN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E29 FOP= S4 E6 N4 W6$ E11 S20 E20 N44$.

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	16	24	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
2	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 08/15/2017 BY DF Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 11/21/2025 BY SYS