COMM NW COR OF NE1/4 OF NE1/4,
RUN E 33 FT, S 815.35 FT FOR
POB, RUN E 1300.69 FT, S

NETTLES JAMES C/NETTLES CHERYLE S
1240 SE ROGERS DR
LULU, FL 32061-7720

2026

24-5S-17-09358-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

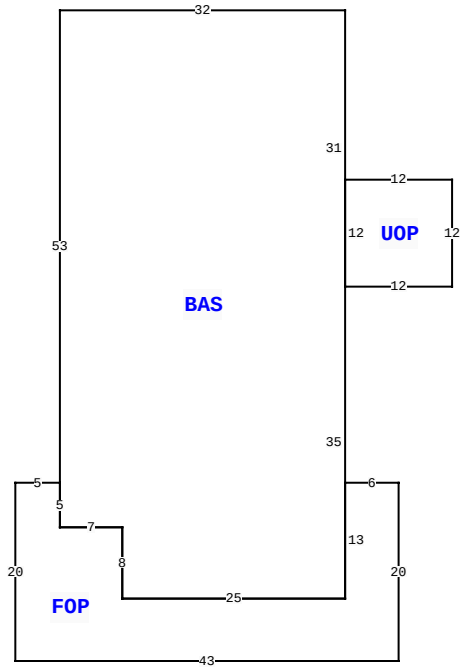
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,056	100		2,056	167,824
FOP	500	30		150	12,244
UOP	144	20		29	2,367
TOTALS	2,700			2,235	182,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	98.8236	110.68	247,370	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2018 Heated Area: 2056 HX Base Yr 2018



1242 SE ROGERS DR, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,435
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		88,255
TOTAL MARKET VALUE		200,038
SOH/AGL Deduction		63,951
ASSESSED VALUE		136,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,365
TOTAL JUST VALUE		276,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042466	Electrical Servic	0	08/02/2021
21253	SFR	325	11/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/0244	5/22/2020	WD	U	I	11	100
GRANTOR: JAMES C & CHERYLE S N						
GRANTEE: JAMES C & CHERYLE N						
1410/0805	4/17/2020	WD	U	V	11	100
GRANTOR: JAMES C & CHERYLE S N						
GRANTEE: JAMES C & CHERYLE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S53 FOP= W5 S20 E43 N20 W6 S13 W25 N8 W7 N5$ S5 E7 S8 E25 N35 UOP= E12 N12 W12 S12$ N31$.

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	0040	BARN,POLE	0	100	40	60	2,400.00	UT	2.50	2.50	85	2004	2004	3	85	5,100	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0060	CARPORT F	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	

LAND DESCRIPTION

TOTAL OB/XF 6,100

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.29	AC		1.00	1.00	1.00	280.00	280.00	641							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	227.00	227.00	1,362							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.29	AC		1.00	1.00	1.00	9,500.00	9,500.00	78,755							

REVIEW DATE 08/31/2021 BY JB Total Acres: 9.29 Total Land Value: 11,503 Market: 78,755 Agricultural: 2,003 Common: 9,500 PRINTED 10/06/2025 BY SYS