LOT 15 EMERALD LAKES S/D

805-548, 835-1853, 876-2110, 979

ROGERS RENTALS LLC
9940 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

28-3S-16-02372-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	183,170
FEP	228	80		182	18,398
FGR	480	55		264	26,687
FOP	60	30		18	1,819
TOTALS	2,580			2,276	230,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	128.9376	144.41	328,677	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1812 HX Base Yr

385 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	230,074
TOTAL MARKET OB/XF VALUE	4,737
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	269,811
SOH/AGL Deduction	0
ASSESSED VALUE	269,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,811
TOTAL JUST VALUE	269,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9784	SFR	300	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1265/2445	11/13/2013	WD	U	I	30	100
GRANTOR: WALTER & MARIA ROGERS						
GRANTEE: RODGERS RENTALS LLC						
0979/2728	3/18/2003	WD	Q	I	06	100
GRANTOR: WALTER & MARIA ROGERS						
GRANTEE: WALTER ROGERS FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1812$ FOP= 60$ FEP= 228$ FGR= 480$.

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	0166	CONC,PAVMT	0	0	0	0	2,158.00	UT	1.50	1.50	100	1995	1995	3	100	3,237	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,737

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/05/2018 BY KR Total Acres: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS