BEG AT SW COR OF SE1/4 OF SEC 34
195.20 FT, N 201 FT, E 425.81 FT
203.16 FT TO S LINE OF SEC, CONT

ROGERS LIVING TRUST DATED AUGUST 22, 2024
153 SW ALTERNATIONS GLEN
LAKE CITY, FL 32025

2027

03-5S-17-09081-001

BUILDING CHARACTERISTICS

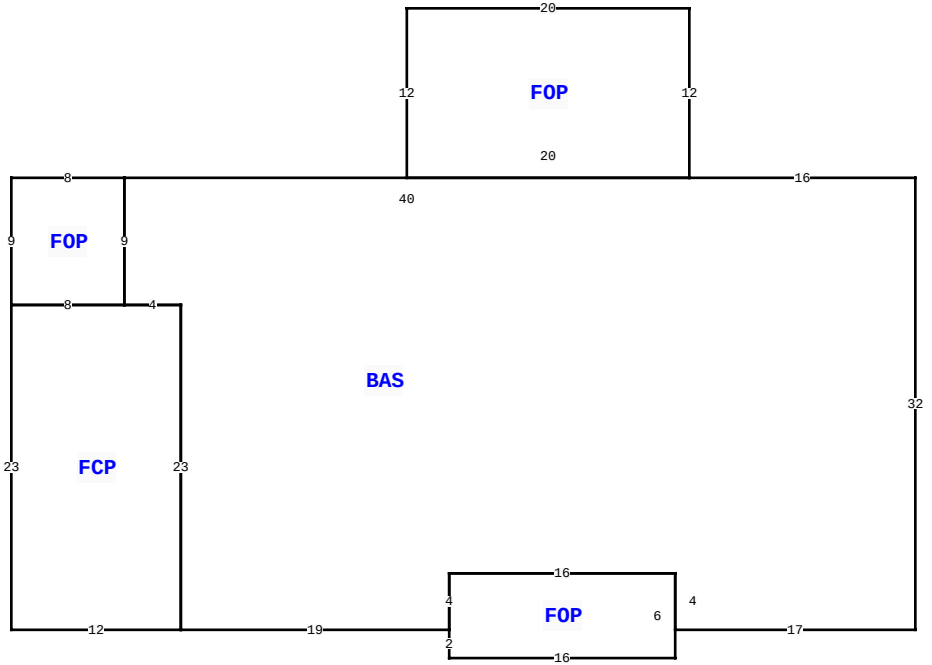
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100		1,636	172,408
FCP	276	25		69	7,271
FOP	72	30		22	2,318
FOP	96	30		29	3,056
FOP	240	30		72	7,588
TOTALS	2,320			1,828	192,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,828	119.7560	131.73	240,802	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 1636 HX Base Yr



7607 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	192,642
TOTAL MARKET OB/XF VALUE	3,725
TOTAL LAND VALUE - MARKET	16,842
TOTAL MARKET VALUE	213,209
SOH/AGL Deduction	0
ASSESSED VALUE	213,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,209
TOTAL JUST VALUE	213,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22956	SFR	483	03/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2235	8/22/2024	WD	U	I	11	0
GRANTOR: ROGERS ROBERT						
GRANTEE: ROGERS LIVING TRUST						
1268/0322	1/07/2014	WD	U	I	37	35,000
GRANTOR: MARVIN L TOWNSEND JR						
GRANTEE: ROBERT & STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W20 S12 E20$ W40 FOP= W8 S9 E8 N9$ S9 FCP= W8 S23 E12 N23 W4$ E4 S23 E19 FOP= S2 E16 N6 W16 S4$ N4 E16 S4 E17 N32$.

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	330.00	UT	2.50	2.50	100	2005	2005	3	100	825	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,725

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			0.00	0.00	1.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,260							
2	9610	C	SLOUGH	0			0.00	0.00	3.98	AC		1.00	1.00	1.00	900.00	900.00	3,582							

REVIEW DATE 07/21/2017 BY BC Total Acres: 5.00 Total Land Value: 16,842 Market: 0 Agricultural: 0 Common: 16,842 PRINTED 11/17/2026 BY SYS