

COMM NW COR OF SE1/4 OF SE1/4, R
 FT FOR POB, CONT E 334.46 FT, S
 335.53 FT, N 1270.35 FT TO POB.

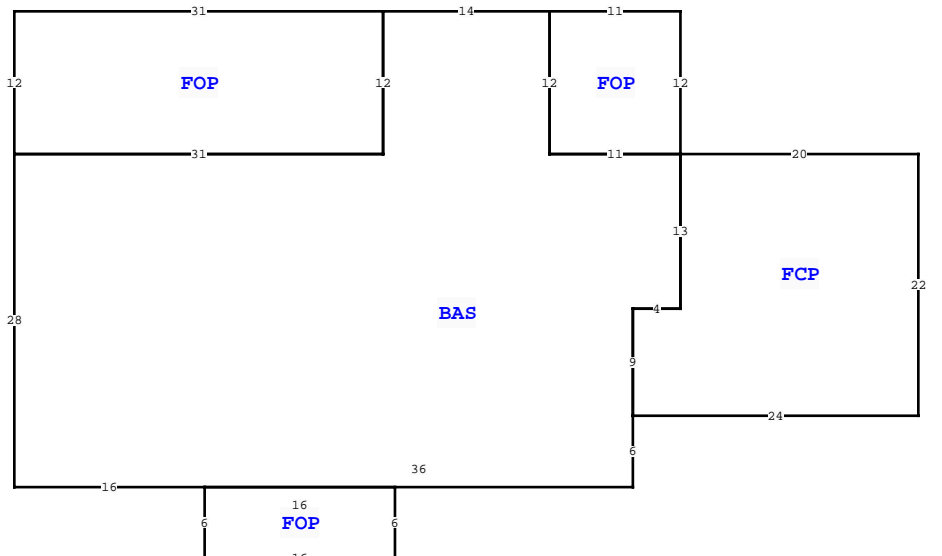
JOHNS JOHN D JR/JOHNS MARTHA S
 859 SE ROGERS DR
 LULU, FL 32061

2026

13-5S-17-09228-001


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
			02		
		13517.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100		1,676	132,486
FCP	476	25		119	9,407
FOP	96	30		29	2,292
FOP	132	30		40	3,162
FOP	372	30		112	8,853
TOTALS	2,752			1,976	156,201

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,976	104.5660	117.11	231,409	1999	1999	0	0	32.50	67.50
1 SINGLE FAM 100% - 2000 Heated Area: 1676 HX Base Yr 2000											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		156,201	
TOTAL MARKET OB/XF VALUE		3,010	
TOTAL LAND VALUE - MARKET		107,030	
TOTAL MARKET VALUE		266,241	
SOH/AGL Deduction		143,941	
ASSESSED VALUE		122,300	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		70,889	
TOTAL JUST VALUE		266,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15581	SFR	280	05/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0859/0649	5/19/1998	WD	Q	I		39,000
GRANTOR: KIRBY						
GRANTEE: JOHNS						
0692/0673	7/31/1989	WD	Q	I		28,500
GRANTOR: PANNELL						
GRANTEE: KIRBY						

EXTRA FEATURES		859 SE ROGERS DR, LULU	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0021	BARN,FR AE	2.31
2	0294	SHED WOOD/	1.05
3	0190	FPLC PF	1,200.00
4	0166	CONC,PAVMT	1.50

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FOP= W31 S12 E31 N12\$ S12 W31 S28 E16 FOP= S6 E16 N6 W16\$ E36 N6 FCP= E24 N22 W20 S13 W4 S9\$ N9 E4 N13 FOP= N12 W11 S12 E11\$ W11 N12\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,010							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	9.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,030							