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

2027

13-5S-17-09228-001

BUILDING CHARACTERISTICS

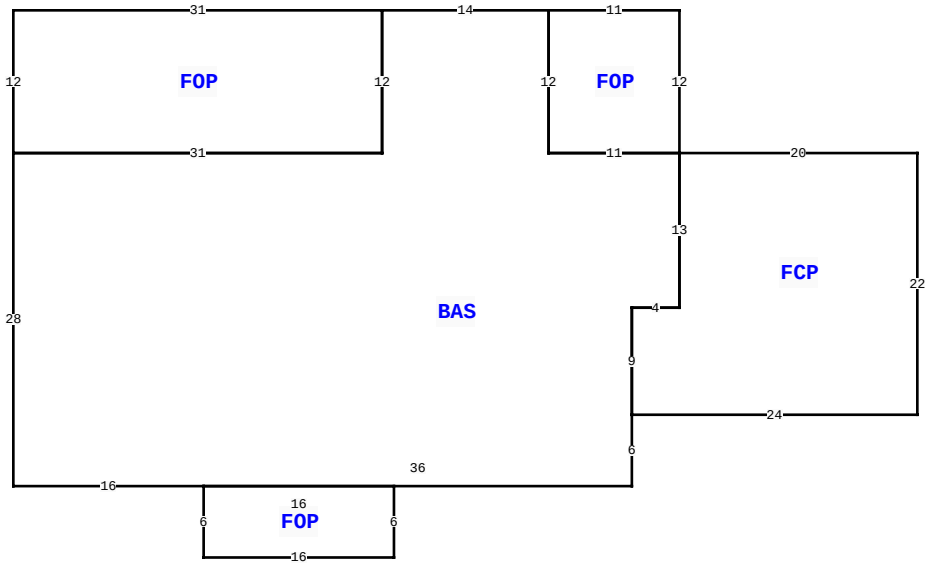
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	130,122
FCP	476	25		119	9,239
FOP	96	30		29	2,252
FOP	132	30		40	3,106
FOP	372	30		112	8,695
TOTALS	2,752			1,976	153,414

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	115.02	227,280	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2000 Heated Area: 1676 HX Base Yr 2000



859 SE ROGERS DR, LULU

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

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	0021	BARN,FR AE	0	100	12	24	288.00	UT	2.31	2.31	100	0	0	3	100	665	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	1.05	1.05	100	0	0	3	100	302	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	562.00	UT	1.50	1.50	100	1999	1999	3	100	843	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,414
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		107,030
TOTAL MARKET VALUE		263,454
SOH/AGL Deduction		137,485
ASSESSED VALUE		125,969
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,558
TOTAL JUST VALUE		263,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,241

SALE:2:1: 9.73 AC WITH AG PLUS M H

SALE:1:1: 9.73 AC (MKT VAL = 25,819) AG PROPERTY

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						

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

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	9.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,030							

REVIEW DATE 08/01/2017 BY DF Total Acres: 9.73 Total Land Value: 107,030 Market: 0 Agricultural: 0 Common: 107,030 PRINTED 11/17/2026 BY SYS