ALL OF NW1/4 OF SE1/4 LYING W OF INTERS W R/W R/W US-41 & S LINE SE1/4, RUN N ALONG RD 40.04 FT F

ROGERS LIVING TRUST DATED AUGUST 22, 2024
153 SW ALTERATIONS GLN
LAKE CITY, FL 32025

2027

15-5S-17-09255-000

BUILDING CHARACTERISTICS

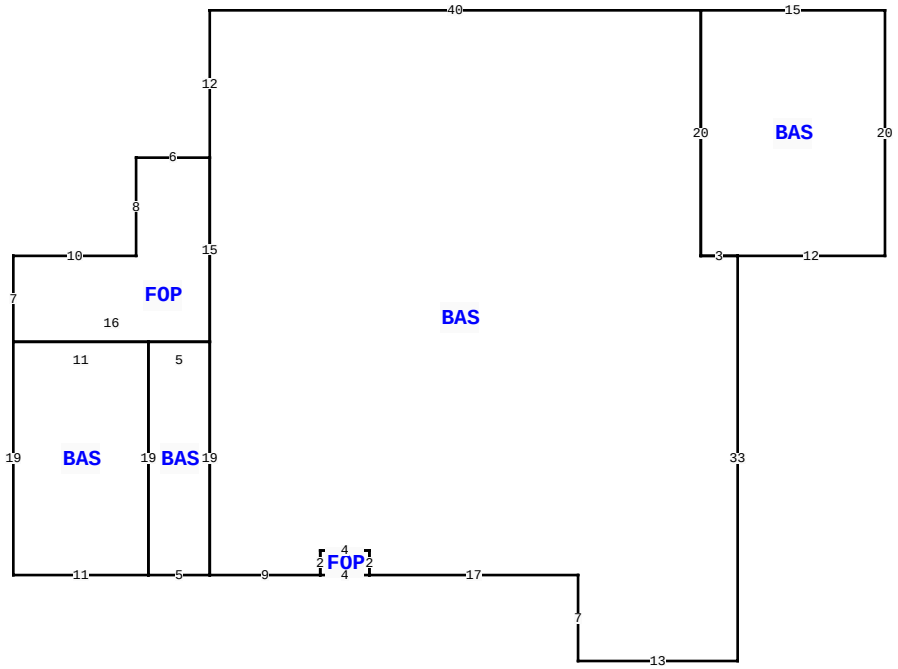
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	95	100		95	7,589
BAS	209	100		209	16,695
BAS	300	100		300	23,964
BAS	2,001	100		2,001	159,837
FOP	8	30		2	160
FOP	160	30		48	3,834
TOTALS	2,773			2,655	212,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,655	111.7200	122.89	326,273	1971	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2605 HX Base Yr 2006



153 SW ALTERATIONS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	284,977
TOTAL MARKET OB/XF VALUE	40,896
TOTAL LAND VALUE - MARKET	155,700
TOTAL MARKET VALUE	481,573
SOH/AGL Deduction	169,040
ASSESSED VALUE	312,533
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	261,122
TOTAL JUST VALUE	481,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052685	Roof Replacement	44,448	03/24/2025
34431	ADDN SFR	148	09/09/2016
27648	MAINT/ALTR	45	02/23/2009
25563	M H	275	02/23/2007
24569	POOL	125	05/30/2006
23791	M H	275	10/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2236	8/22/2024	WD	U	I	11	0
GRANTOR: ROGERS ROBERT						
GRANTEE: ROGERS LIVING TRUST						
1059/0696	8/15/2005	WD	Q	I		235,000
GRANTOR: MARTA CRUZ						
GRANTEE: ROBERT ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 FOP= W6 S8 W10 S7 E16 N15$ S15 BAS= W5 BAS= W11 S19 E11 N19$ S19 E5N19$ S19 E9 FOP= E4 N2 W4 S2$ N2 E4 S2 E17 S7 E13 N33 BAS= E12 N20 W15 S20 E3$ W3 N20$.

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	14	40	560.00	UT	5.50	5.50	100	0	0	3	100	3,080	
2	0011	BARN,BLK A	0	100	16	42	672.00	UT	8.00	8.00	100	0	0	3	100	5,376	
3	0011	BARN,BLK A	0	100	10	14	140.00	UT	8.00	8.00	100	0	0	3	100	1,120	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0060	CARPORT F	0	100	0	0	247.00	UT	5.50	5.50	100	2017	2017	3	100	1,359	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
8	0281	POOL R/FIB	0	100	18	36	648.00	UT	65.00	65.00	100	2006	2006	3	51	21,481	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 40,296

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	15.80	AC		1.00	1.00	1.00	9,000.00	9,000.00	142,200							
2	0102	C	SFR/MH	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,500							

REVIEW DATE 04/07/2025 BY chuck Total Acres: 17.30 Total Land Value: 155,700 Market: 0 Agricultural: 0 Common: 155,700 PRINTED 11/17/2026 BY SYS

ALL OF NW1/4 OF SE1/4 LYING W OF INTERS W R/W R/W US-41 & S LINE SE1/4, RUN N ALONG RD 40.04 FT F

ROGERS LIVING TRUST DATED AUGUST 22, 2024
153 SW ALTERATIONS GLN
LAKE CITY, FL 32025

2027

15-5S-17-09255-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME

MAP NUM | MKT AREA 02

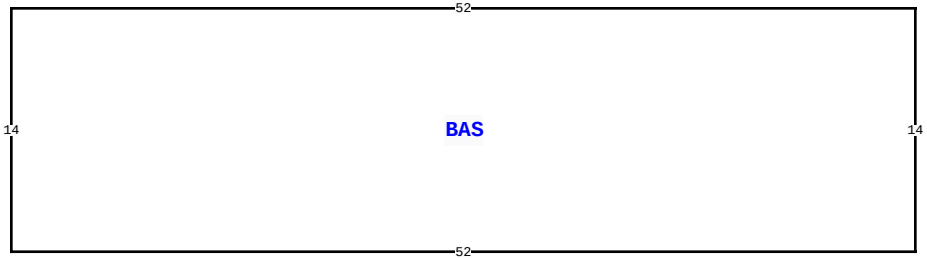
NEIGHBORHOOD/LOC 15517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	14,295
TOTALS	728			728	14,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	81.8100	49.09	35,738	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2006 Heated Area: 728 HX Base Yr 2006



153 SW ALTERATIONS GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,977
TOTAL MARKET OB/XF VALUE		40,896
TOTAL LAND VALUE - MARKET		155,700
TOTAL MARKET VALUE		481,573
SOH/AGL Deduction		169,040
ASSESSED VALUE		312,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,122
TOTAL JUST VALUE		481,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2236	8/22/2024	WD	U	I	11	0
GRANTOR: ROGERS ROBERT						
GRANTEE: ROGERS LIVING TRUST						
1059/0696	8/15/2005	WD	Q	I		235,000
GRANTOR: MARTA CRUZ						
GRANTEE: ROBERT ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

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
11	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
12	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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

REVIEW DATE 04/07/2025 BY chuck Total Acres: 17.30 Total Land Value: 155,700 Market: 0 Agricultural: 0 Common: 155,700 PRINTED 11/17/2026 BY SYS

ALL OF NW1/4 OF SE1/4 LYING W OF INTERS W R/W R/W US-41 & S LINE SE1/4, RUN N ALONG RD 40.04 FT F

ROGERS LIVING TRUST DATED AUGUST 22, 2024
153 SW ALTERATIONS GLN
LAKE CITY, FL 32025

2027

15-5S-17-09255-000

BUILDING CHARACTERISTICS

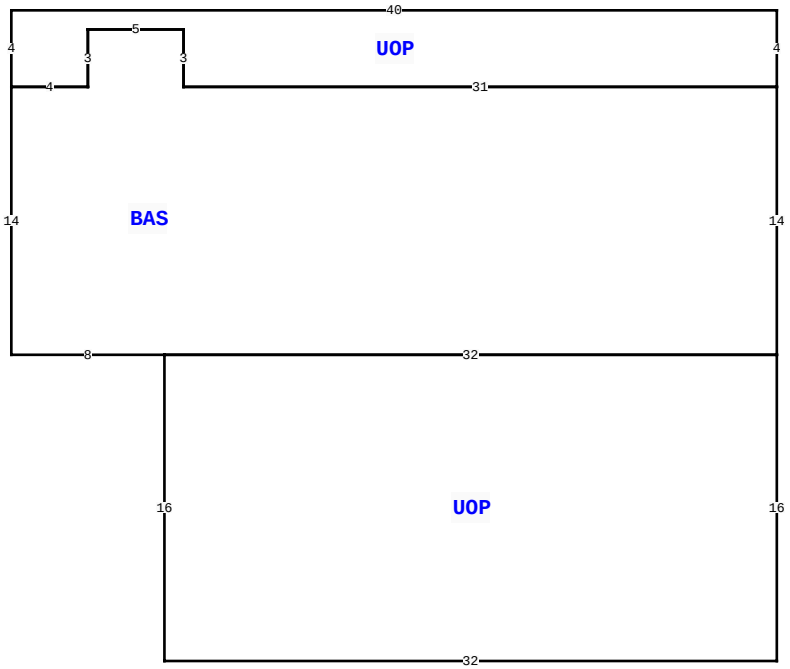
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	10,474
UOP	145	25		36	656
UOP	512	25		128	2,332
TOTALS	1,232			739	13,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	739	75.9000	45.54	33,654	1980	1980	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2006 Heated Area: 575 HX Base Yr 2006



153 SW ALTERATIONS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,977
TOTAL MARKET OB/XF VALUE		40,896
TOTAL LAND VALUE - MARKET		155,700
TOTAL MARKET VALUE		481,573
SOH/AGL Deduction		169,040
ASSESSED VALUE		312,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,122
TOTAL JUST VALUE		481,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2236	8/22/2024	WD	U	I	11	0
GRANTOR: ROGERS ROBERT						
GRANTEE: ROGERS LIVING TRUST						
1059/0696	8/15/2005	WD	Q	I		235,000
GRANTOR: MARTA CRUZ						
GRANTEE: ROBERT ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 UOP= N4 W40 S4 E4 N3 E5 S3 E31$ W31 N3 W5 S3 W4 S14
E8UOP= S16 E32 N16 W32$ E32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/07/2025 BY chuck Total Acres: 17.30 Total Land Value: 155,700 Market: 0 Agricultural: 0 Common: 155,700 PRINTED 11/17/2026 BY SYS

ALL OF NW1/4 OF SE1/4 LYING W OF INTERS W R/W R/W US-41 & S LINE SE1/4, RUN N ALONG RD 40.04 FT F

ROGERS LIVING TRUST DATED AUGUST 22, 2024
153 SW ALTERATIONS GLN
LAKE CITY, FL 32025

2027

15-5S-17-09255-000

BUILDING CHARACTERISTICS

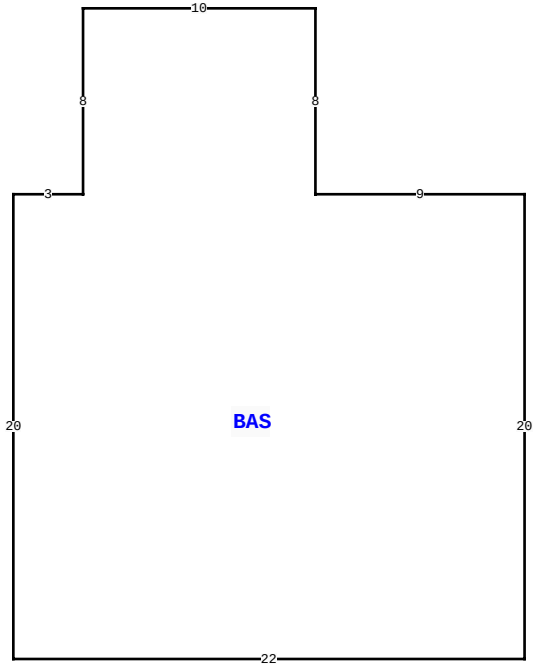
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	30,934
TOTALS	520			520	30,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	520	83.2000	91.52	47,590	1971	1971	0	0	0	35.00	65.00

4 SINGLE FAM 0% - 2006 Heated Area: 520 HX Base Yr 2006



153 SW ALTERATIONS GLN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,977
TOTAL MARKET OB/XF VALUE		40,896
TOTAL LAND VALUE - MARKET		155,700
TOTAL MARKET VALUE		481,573
SOH/AGL Deduction		169,040
ASSESSED VALUE		312,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,122
TOTAL JUST VALUE		481,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2236	8/22/2024	WD	U	I	11	0
GRANTOR: ROGERS ROBERT						
GRANTEE: ROGERS LIVING TRUST						
1059/0696	8/15/2005	WD	Q	I		235,000
GRANTOR: MARTA CRUZ						
GRANTEE: ROBERT ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N8 W10 S8 W3 S20 E22 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/07/2025 BY chuck Total Acres: 17.30 Total Land Value: 155,700 Market: 0 Agricultural: 0 Common: 155,700 PRINTED 11/17/2026 BY SYS

ALL OF NW1/4 OF SE1/4 LYING W OF INTERS W R/W R/W US-41 & S LINE SE1/4, RUN N ALONG RD 40.04 FT F

ROGERS LIVING TRUST DATED AUGUST 22, 2024
153 SW ALTERATIONS GLN
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2027

15-5S-17-09255-000

BUILDING CHARACTERISTICS

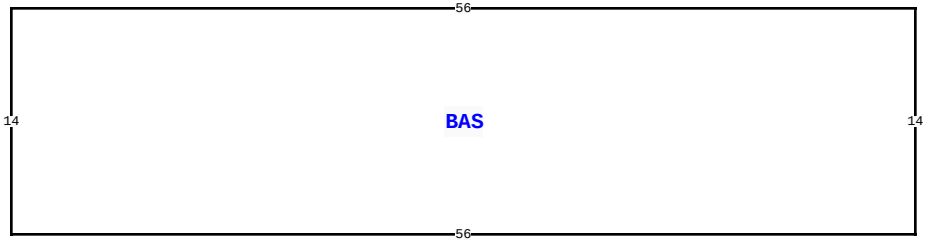
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,209
TOTALS	784			784	14,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	75.5100	45.31	35,523	1988	1988	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2006 Heated Area: 784 HX Base Yr 2006



153 SW ALTERATIONS GLN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,122
TOTAL JUST VALUE		481,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2236	8/22/2024	WD	U	I	11	0
GRANTOR: ROGERS ROBERT						
GRANTEE: ROGERS LIVING TRUST						
1059/0696	8/15/2005	WD	Q	I		235,000
GRANTOR: MARTA CRUZ						
GRANTEE: ROBERT ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/07/2025 BY chuck Total Acres: 17.30 Total Land Value: 155,700 Market: 0 Agricultural: 0 Common: 155,700 PRINTED 11/17/2026 BY SYS