

COMM NW COR OF NE1/4 OF NE1/4,
 RUN E 38 FT, S 819.35 FT FOR
 POB, RUN E 518.54 FT, S 517.33

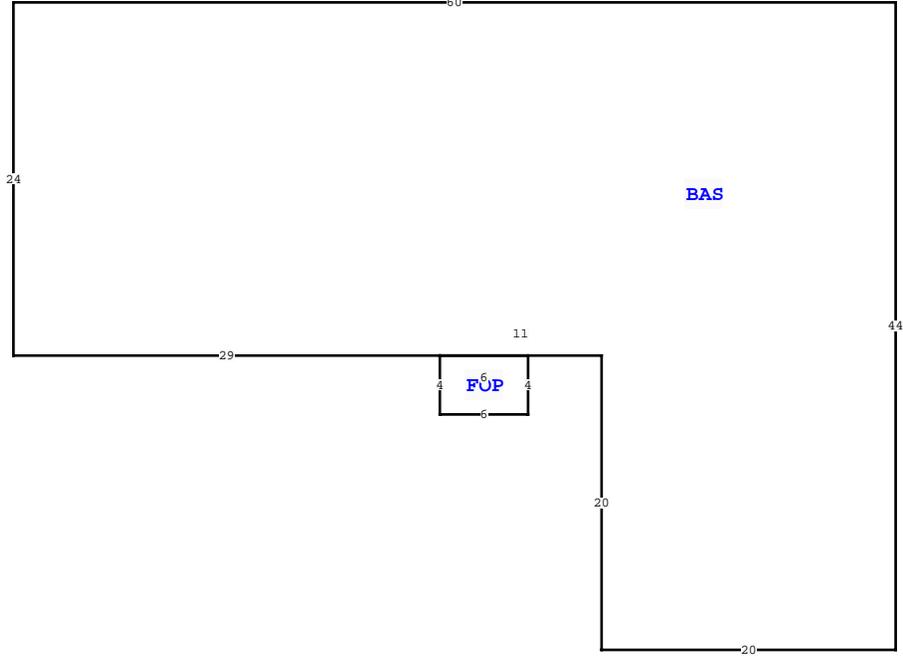
SPENCE KEITH D/SPENCE CARMEN J
 1132 SE ROGERS DR
 LULU, FL 32061

2026

24-5S-17-09358-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	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	24517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,840	100	
FOP	24	30	
TOTALS	1,864		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2010		Heated Area: 1840					HX Base Yr	2010	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		169,833		
TOTAL MARKET OB/XF VALUE		2,100		
TOTAL LAND VALUE - MARKET		65,260		
TOTAL MARKET VALUE		237,193		
SOH/AGL Deduction		89,513		
ASSESSED VALUE		147,680		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		96,269		
TOTAL JUST VALUE		237,193		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		224,460		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055080	Storage Building	10,850	02/23/2026
000054991	Right-of-Way Acce		02/11/2026
000045690	Roof Replacement	18,800	10/17/2022
13615	SFR	305	02/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0141	3/31/2010	WD	U	I	15	100
GRANTOR: JAMES C & CHERYLE S N						
GRANTEE: KEITH D & CARMEN J						
1185/2737	12/11/2009	WD	Q	I	01	147,500
GRANTOR: WAYNE SCOTT & WENDY J						
GRANTEE: KEITH D & CARMEN J						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	16	24	1.00	UT	0.00	0.00	100	1998
2	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1998
3	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005

TOTAL OB/XF													2,100
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/06/2026			MLU							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S24 E29 FOP= S4 E6 N4 W6\$ E11 S20 E20 N44\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260								