COMM NW COR OF NE1/4 OF NE1/4, R
PT ON S R/W OF A 40-FT CO RD, CO
R/W 527.93 FT FOR POB, CONT E 25

RODRIGUE STEVEN A REVOCABLE TRUST AGREEMENT DATED
840 SE ROGERS DR
LULU, FL 32061

2027

24-5S-17-09358-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

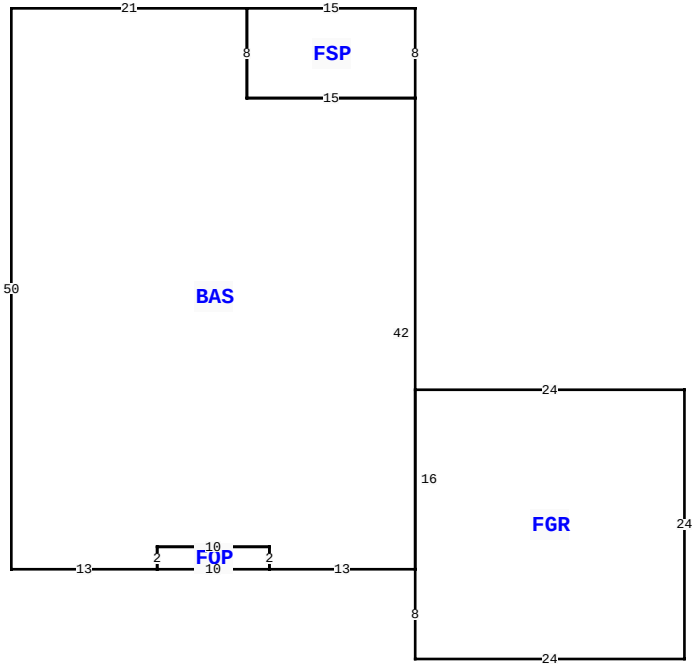
NEIGHBORHOOD/LOC 24517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100		1,660	157,161
FGR	576	55		317	30,012
FOP	20	30		6	568
FSP	120	40		48	4,544
TOTALS	2,376			2,031	192,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	124.7400	137.21	278,674	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2023 Heated Area: 1660 HX Base Yr 2023



840 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	0166	CONC,PAVMT	0	100	0	0	364.00	UT	1.40	1.40	100	0	0	3	100	510	
2	0296	SHED METAL	0	100	42	40	1,680.00	UT	14.00	14.00	100	2023	2022		100	23,520	
3	0252	LEAN-TO W/	0	100	42	14	588.00	UT	5.00	5.00	100	2023	2022		100	2,940	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,285
TOTAL MARKET OB/XF VALUE		26,970
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		284,515
SOH/AGL Deduction		10,112
ASSESSED VALUE		274,403
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,992
TOTAL JUST VALUE		284,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,018

SALE:1:1: 5.02 AC

LAND:1:1: LOW WET DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054714	Right-of-Way Acce		12/19/2025
000047162	Remodel	33,159	05/09/2023
000046542	Roof Replacement	26,250	02/16/2023
000046303	Electrical Servic	0	01/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1907	5/31/2023	QC	U	I	11	100
GRANTOR: RODRIGUE STEVEN A						
GRANTEE: RODRIGUE STEVEN A R						
1480/1301	12/02/2022	WD	Q	I	01	300,000
GRANTOR: CLAYTON BRANDON S						
GRANTEE: RODRIGUE STEVEN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S50 E13 FOP= E10 N2W10 S2$ N2 E10 S2 E13 FGR= S8 E24 N24 W24 S16$ N42 FSP= N8 W15 S8 E15$ W15 N8$.

LAND DESCRIPTION

TOTAL OB/XF 26,970

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	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 11/01/2023 BY TW Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS