THE E1/3 OF S3/4 OF E1/2 OF NE1/
A BLK I TOWN OF LULU & S1/2 OF C
#2009R-8 DESC IN 1171-539.

RENDE VANESSA
PO BOX 1182
LAKE CITY, FL 32056

2026

34-4S-18-10546-000

BUILDING CHARACTERISTICS

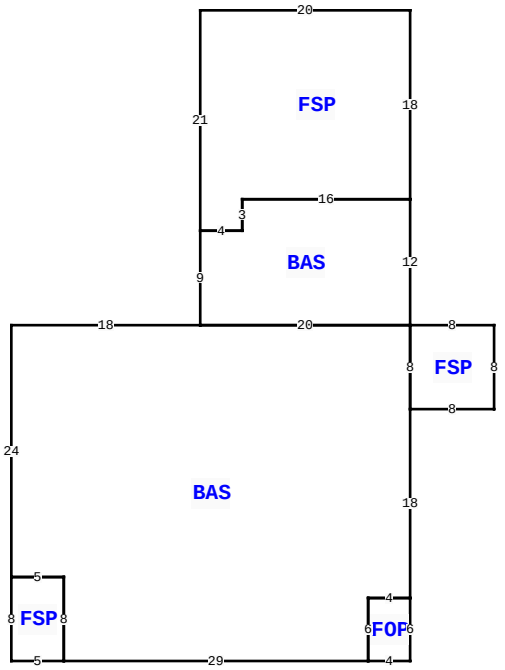
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	16,931
BAS	1,152	100		1,152	85,543
FOP	24	30		7	520
FSP	40	40		16	1,188
FSP	64	40		26	1,931
FSP	372	40		149	11,064
TOTALS	1,880			1,578	117,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	102.0000	114.24	180,271	1969	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1380 HX Base Yr



278 SE GILLEN TER, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,727
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	27,405
TOTAL MARKET VALUE	218,932
SOH/AGL Deduction	0
ASSESSED VALUE	218,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,932
TOTAL JUST VALUE	218,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/397	5/10/2023	WD	Q	I	01	285,000
GRANTOR: ROGERS ROBERT						
GRANTEE: RENDE VANESSA						
1432/324	3/08/2021	WD	Q	I	01	120,000
GRANTOR: WANGLER KRISTOPHER						
GRANTEE: ROGERS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 S24 E5 S8 E29 N6 E4 N18 N8 W20 $
FSP=[ORIG=20,-12] N18 W20 S21 E4 N3 E16 $
BAS=[ORIG=0,0] E20 N12 W16 S3 W4 S9 $
FSP=[ORIG=20,8] E8 N8 W8 S8 $
FSP=[ORIG=-18,24] S8 E5 N8 W5 $
FOP=[ORIG=16,32] E4 N6 W4 S6 $
.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000							
2	0000	C	VAC RES	0			0.00	0.00	0.48	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,405							

REVIEW DATE 10/09/2023 BY TP Total Acres: 5.48 Total Land Value: 27,405 Market: 0 Agricultural: 0 Common: 27,405 PRINTED 06/10/2026 BY SYS

THE E1/3 OF S3/4 OF E1/2 OF NE1/
A BLK I TOWN OF LULU & S1/2 OF C
#2009R-8 DESC IN 1171-539.

RENDE VANESSA
PO BOX 1182
LAKE CITY, FL 32056

2026

34-4S-18-10546-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		2 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES

MAP NUM | MKT AREA 04

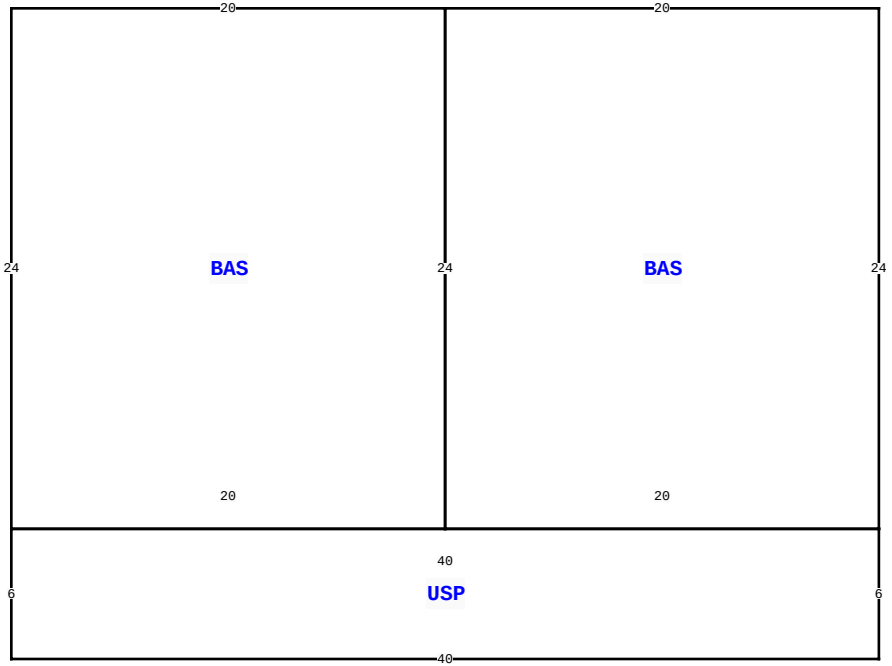
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	32,897
BAS	480	100		480	32,897
USP	240	35		84	5,757
TOTALS	1,200			1,044	71,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,044	105.0400	91.38	95,401	2005	2005	0	0	0	25.00	75.00

2 DUPLEX 0% - 2024 Heated Area: 960 HX Base Yr



278 SE GILLEN TER, LULU

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/28/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,727
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	27,405
TOTAL MARKET VALUE	218,932
SOH/AGL Deduction	0
ASSESSED VALUE	218,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,932
TOTAL JUST VALUE	218,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/397	5/10/2023	WD	Q	I	01	285,000
GRANTOR: ROGERS ROBERT						
GRANTEE: RENDE VANESSA						
1432/324	3/08/2021	WD	Q	I	01	120,000
GRANTOR: WANGLER KRISTOPHER						
GRANTEE: ROGERS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= W20 S24 USP= S6 E40 N6 W40$ E20 N24 $ S24 E20 N24$.

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 10/09/2023 BY TP Total Acres: 5.48 Total Land Value: 27,405 Market: 0 Agricultural: 0 Common: 27,405 PRINTED 06/10/2026 BY SYS