

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.

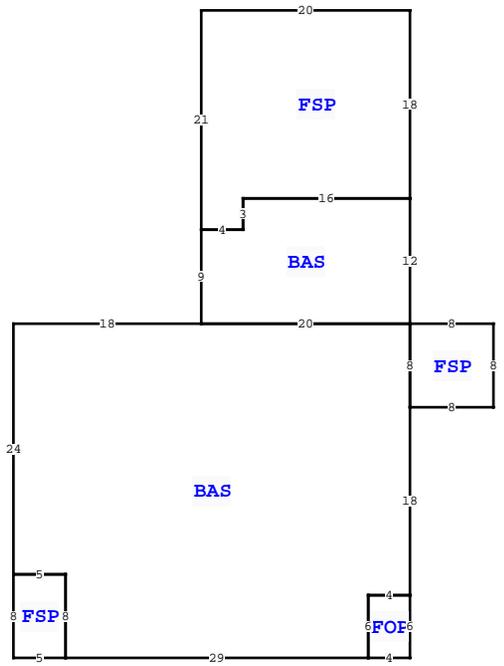
RENDE VANESSA
PO BOX 1182
LAKE CITY, FL 32056

2026

34-4S-18-10546-000
COLUMBIA COUNTY PROPERTY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architactual	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
BAS	228	100	
BAS	1,152	100	
FOP	24	30	
FSP	40	40	
FSP	64	40	
FSP	372	40	
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	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1380 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,082
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			27,405
TOTAL MARKET VALUE			217,287
SOH/AGL Deduction			0
ASSESSED VALUE			217,287
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,287
TOTAL JUST VALUE			217,287
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						

EXTRA FEATURES														278 SE GILLEN TER, LULU		
L N	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	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

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

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 \$	

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	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							

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.

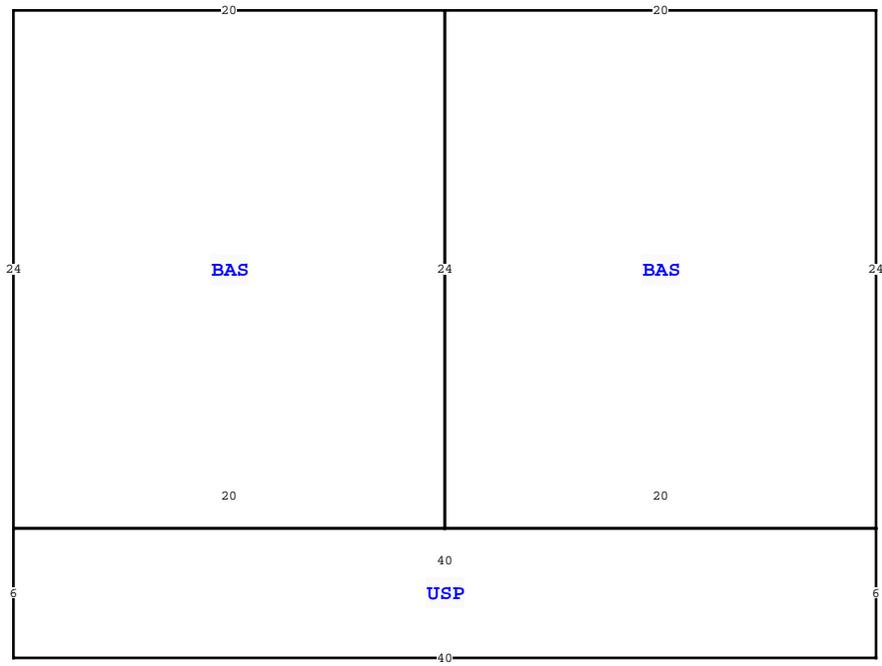
RENDE VANESSA
PO BOX 1182
LAKE CITY, FL 32056

2026

34-4S-18-10546-000
3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural	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
BAS	480	100	
BAS	480	100	
USP	240	35	
TOTALS	1,200		1,044
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		1,044	69,906

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	89.28	93,208	2005	2005	0	0	25.00	75.00
2 DUPLEX 0% - 2024 Heated Area: 960 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,082
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			27,405
TOTAL MARKET VALUE			217,287
SOH/AGL Deduction			0
ASSESSED VALUE			217,287
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,287
TOTAL JUST VALUE			217,287
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						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W20 BAS= W20 S24 USP= S6 E40 N6 W40\$ E20 N24 \$ S24 E20 N24\$.	

L N	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														
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