

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

2025

15-5S-17-09255-000

BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS															COLUMBIA COUNTY PROPERTY														
ELEMENT CD CONSTRUCTION															TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND															VALUATION SUMMARY														
Exterior Wall 15 CONC BLOCK 100															0100 01 2,655 111.7200 117.31 311,458 1971 1990 0 0 0 35.00 65.00															STANDARD														
Roof Structure 08 IRREGULAR 100															1 SINGLE FAM - 100% - 2006															Tax Group: 3 HX Base Yr 2006														
Roof Cover 03 COMP SHGL 100															Heated Area: 2605															Tax Dist:														
Interior Wall 05 DRYWALL 100																														BUILDING MARKET VALUE														
Interior Floor 14 CARPET 100																														TOTAL MARKET OB/XF VALUE														
Air Condition 03 CENTRAL 100																														TOTAL LAND VALUE - MARKET														
Heating Type 04 AIR DUCTED 100																														TOTAL MARKET VALUE														
Bedrooms 4 100																														SOH/AGL Deduction														
Bathrooms 4 100																														ASSESSED VALUE														
Frame 01 NONE 100																														TOTAL EXEMPTION VALUE														
Stories 1. 1. 100																														BASE TAXABLE VALUE														
Architectural 05 CONV 100																														HX HB														
Units 0 100																														TOTAL JUST VALUE														
Condition Adj 03 03 100																														NCON VALUE														
Kitchen Adjus 01 01 100																														INCOME VALUE														
																														PREVIOUS YEAR MKT VALUE														
																														465,179														

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BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS															COLUMBIA COUNTY PROPERTY														
ELEMENT CD CONSTRUCTION															TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB															VALUATION SUMMARY														
Exterior Wall 03 BELOW AVG. 100															0800 02 728 81.8100 45.00 32,760 1990 1990 0 0 0 65.00 35.00															STANDARD														
Roof Structure 03 GABLE/HIP 100															2 MOBILE HME - 0% - 2006															Tax Group: 3 Tax Dist: 265,634														
Roof Cover 01 MINIMUM 100															Heated Area: 728															BUILDING MARKET VALUE 42,160														
Interior Wall 05 DRYWALL 100																														TOTAL MARKET OB/XF VALUE 155,700														
Interior Floor 14 CARPET 90																														TOTAL LAND VALUE - MARKET 463,494														
Interior Floor 08 SHT VINYL 10																														TOTAL MARKET VALUE 177,879														
Air Condition 03 CENTRAL 100																														SOH/AGL Deduction 285,615														
Heating Type 04 AIR DUCTED 100																														ASSESSED VALUE 50,722														
Bedrooms 2 100																														TOTAL EXEMPTION VALUE HX HB 234,893														
Bathrooms 1 100																														BASE TAXABLE VALUE 463,494														
Stories 1. 1. 100																														TOTAL JUST VALUE 0														
Architectural 01 CONV 100																														NCON VALUE INCOME VALUE 465,179														
Units 0 100																														PREVIOUS YEAR MKT VALUE														
Condition Adj 03 03 100																																												
Kitchen Adjus 01 01 100																																												
Quality 03 03																																												
DOR CODE 0102SFRES/MOBILE HOME																																												
MAP NUM															MKT AREA 02																													
NEIGHBORHOOD/LOC 15517.00															1.00/																													
TOTAL GROSS AREA															PCT OF BASE															YEAR														
TOTAL ADJ AREA															SUBAREA MARKET VALUE																													
BAS 728 100															728 11,466																													
TOTALS 728															728 11,466																													
EXTRA FEATURES															153 SW ALTERATIONS GLN, LAKE CITY															BUILDING NOTES														
L OB/XF N CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE															BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE															05/20/2024 MLU														
11 0285 SALVAGE 0 100 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 400															ORIG COND YEAR ON YEAR ACTUAL Q % COND															OB/XF MKT VALUE NOTES														
12 0080 DECKING 0 0 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 200																																												

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2025

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