

RODRIGUE STEVEN A/RODRIGUE DONA M
840 SE ROGERS DR
LULU, FL 32061

2023

24-5S-17-09358-004

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3							
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		17		MSNRY STUC 100		0100		01		2,031		120.7800		100.25		203,608		1994		1994		0		0		0		27.00		73.00		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SINGLE FAM - 100% - 2023																								Tax Group: 3					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					148,634				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					26,970				
Interior Floo		15		HARDTILE 100																												TOTAL LAND VALUE - MARKET					37,650				
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					213,254				
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					0				
Bedrooms				2 100																												ASSESSED VALUE					213,254				
Bathrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame		01		NONE 100																												BASE TAXABLE VALUE					163,254				
Stories		1.		1. 100																												TOTAL JUST VALUE					213,254				
Architectual		05		CONV 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
Condition Adj		03		03 100																												PREVIOUS YEAR MKT VALUE									
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		24517.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,660		100		1,660		121,483																																	
FGR		576		55		317		23,199																																	
FOP		20		30		6		439																																	
FSP		120		40		48		3,513																																	
TOTALS		2,376				2,031		148,634																																	
EXTRA FEATURES										840 SE ROGERS DR, LULU										BLD DATE				LGL DATE		06/01/2022		MLU													
																				XF DATE				LAND DATE																	
																				INC DATE				AG DATE																	
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		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															