

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/26/2023

Parcel: 24-5S-17-09358-004 (34353)

## Owner &amp; Property Info

Result: 1 of 1

Owner	RODRIGUE STEVEN A RODRIGUE DONA M 16198 EDGEWATER ROAD NE PINE CITY, MN 55063		
Site	840 SE ROGERS DR, LULU		
Description*	COMM NW COR OF NE1/4 OF NE1/4, RUN E 33 FT TO A PT ON S RAW OF A 40-FT CO RD, CONT E ALONG RAW 527.83 FT FOR POB, CONT E E 257.14 FT, S 858.43 FT, W 256.67 FT, N 844.32 FT TO S RAW OF RD & POB. (SMALL PORTION BEING IN SEC 13-5S-17). 782-570, QC 1205-2438, ...more>>>		
Area	5.02 AC	S/T/R	24-5S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property &amp; Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$35,768	Mkt Land	\$37,650
Ag Land	\$0	Ag Land	\$0
Building	\$144,720	Building	\$148,634
XFOB	\$510	XFOB	\$26,970
Just	\$180,998	Just	\$213,254
Class	\$0	Class	\$0
Appraised	\$180,998	Appraised	\$213,254
SOH Cap [?]	\$41,603	SOH Cap [?]	\$0
Assessed	\$139,395	Assessed	\$213,254
Exempt	HX HB \$50,000	Exempt	\$0
Total	county:\$89,395 city:\$0	Total	county:\$213,254 city:\$0
Taxable	other:\$0 school:\$114,395	Taxable	other:\$0 school:\$213,254

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/2/2022	\$300,000	1480/1301	WD	I	Q	01
9/2/2015	\$142,000	1300/1573	WD	I	Q	01
12/3/2010	\$100	1205/2438	QC	I	U	16
11/1/1993	\$10,000	0782/0570	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1994	1660	2376	\$148,634

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAV/MT	0	\$510.00	364.00	0 x 0
0296	SHED METAL	2022	\$23,520.00	1680.00	42 x 40
0252	LEAN-TO W/O FLOOR	2022	\$2,940.00	588.00	42 x 14

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.020 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$37,650