COMM AT SW COR OF SW1/4 OF SE
1/4, RUN E 272.20 FT FOR POB,
N 1323.98 FT, E 543.04 FT, S

BRYAN GLENDA
343 NW ROWE CT
LAKE CITY, FL 32055

2025

07-3S-16-02031-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

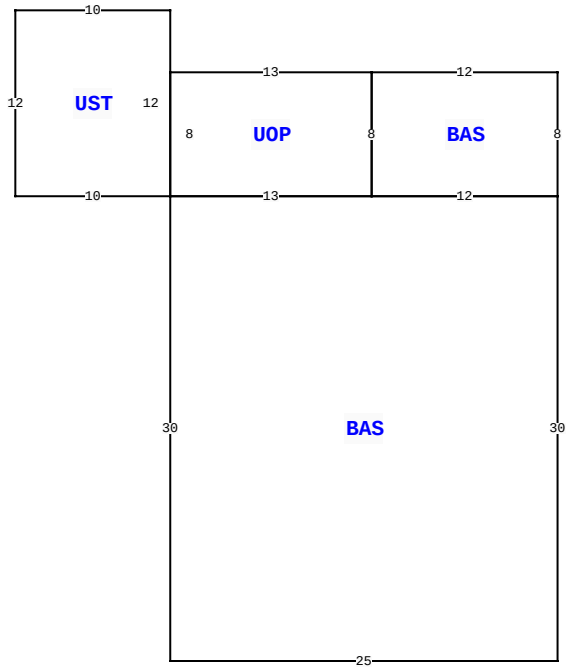
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	96	4,661
BAS	750	100	750	36,412
UOP	104	20	21	1,019
UST	120	45	54	2,621
TOTALS	1,070		921	44,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	921	71.1360	74.69	68,789	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2024 Heated Area: 846 HX Base Yr



343 NW ROWE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,713
TOTAL MARKET OB/XF VALUE	220
TOTAL LAND VALUE - MARKET	106,015
TOTAL MARKET VALUE	53,959
SOH/AGL Deduction	0
ASSESSED VALUE	53,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,959
TOTAL JUST VALUE	150,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1225/0390	11/18/2011	WD	U	I	30	100
GRANTOR: M AYERS						
GRANTEE: GLENDA BRYAN						
0909/1909	7/07/2000	WD	Q	I	01	13,900
GRANTOR: G BRYAN						
GRANTEE: M AYERS (DON'T KNOW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W12 S8 E12$ BAS= W12 UOP= N8 W13 S8 E13$ W13 UST= N12 W10 S12 E10$ S30 E25 N30$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	10	12	120.00	UT	1.00	1.00	100	1993	1993	3	100	120	

LAND DESCRIPTION

TOTAL OB/XF 220

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	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.31	AC		1.00	1.00	0.60	275.00	165.00	2,526							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.31	AC		1.00	1.00	1.00	6,500.00	6,500.00	99,515							

REVIEW DATE 01/25/2023 BY KS Total Acres: 16.31 Total Land Value: 9,026 Market: 99,515 Agricultural: 2,526 Common: 6,500 PRINTED 12/31/2024 BY SYS