

LOT 8 LAKEWOOD ESTATES S/D.
818-1316, 836-2018, LE 1510-1361

ROWAND RALPH/ROWAND NANCY
154 NW EMPORIA GLN
LAKE CITY, FL 32055

2025

23-3S-16-02272-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

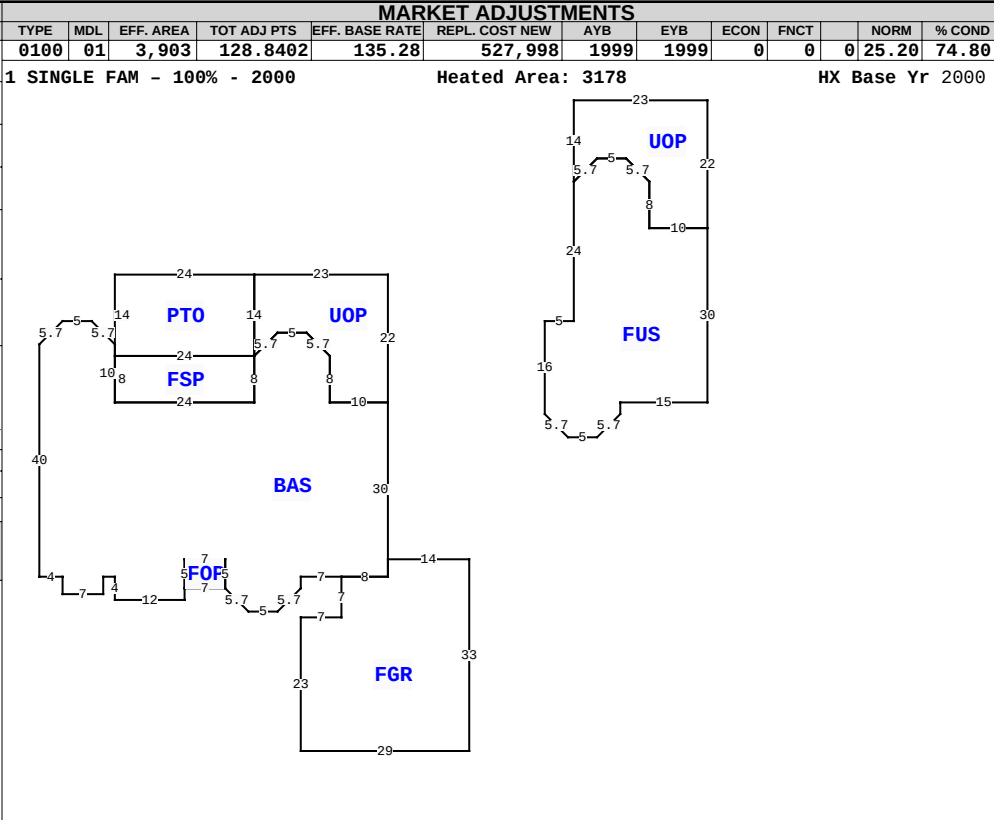
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100	2,216	224,235
FGR	863	55	475	48,065
FOP	35	30	10	1,012
FSP	192	40	77	7,792
FUS	962	100	962	97,344
PTO	336	5	17	1,720
UOP	366	20	73	7,387
UOP	366	20	73	7,387

TOTALS	5,336		3,903	394,943
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	635.00	UT	1.50
3	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00
4	0083	DOCK-LAKE	0	100	0	0	90.00	UT	11.50
5	0166	CONC, PAVMT	0	100	0	0	6,867.00	UT	2.00
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
7	0070	CARPORT UF	0	100	0	0	1.00	UT	540.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00



154 NW EMPORIA GLN, LAKE CITY	BLD DATE	LGL DATE	05/04/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
635.00	UT	1.50	1.50	100	1999	1999	3	100	953	
360.00	UT	3.00	3.00	50	1999	1999	3	50	540	
90.00	UT	11.50	11.50	100	1999	1999	3	40	414	
6,867.00	UT	2.00	2.00	100	1999	1999	3	100	13,734	
1.00	UT	0.00	0.00	100	2014	2014	3	100	540	
1.00	UT	540.00	540.00	100	2023	2022		100	540	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					394,943				
TOTAL MARKET OB/XF VALUE					17,921				
TOTAL LAND VALUE - MARKET					67,500				
TOTAL MARKET VALUE					480,364				
SOH/AGL Deduction					139,399				
ASSESSED VALUE					340,965				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					290,965				
TOTAL JUST VALUE					480,364				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					480,364				

LAND:1:2: POOR LAKE ACCESS
LAND:1:1: 3.21 AC UPLAND, 6.10 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043414	Roof Replacement	23,052	12/20/2021
14801	SFR	470	12/03/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1510/1361	3/05/2024	LE	U	I	14	100	
GRANTOR: ROWAND RALPH							
GRANTEE: ROWAND RALPH (ENH L							
0836/2018	3/02/1997	WD	Q	V		54,000	
GRANTOR: AUDREY BULLARD							
GRANTEE: RALPH & NANCY ROWAN							

BUILDING NOTES									
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BUILDING DIMENSIONS
UOP= N22 W23 PTO= W24 S14 FSP= S8 E24 N8 W24\$ E24 N14\$ S14
U4 R4 E5 R4 D4 S8 E10\$ BAS= W10 N8 U4 L4 W5 L4 D4 S8
W24 N10 U4 L4 W5 L4 D4 S40 E4 S3 E7 N3 E2 S4 E12 N2 FOP=
E7 N5 W7 S5\$ N5 E7 S5 D4 R4 E5 R4 U4 N2 E7 FGR= S7 W7 S23
E29 N33 W14 S3 W8\$ E8 N30\$ PTR= E40 FUS= E15N30 UOP= N22 W23
S14 U4 R4 E5 R4 D4 S8 E10\$ W10 N8 U4 L4 W5 L4 D4 S24
W5 S16 D4 R4 E5 R4 U4 N2\$ W40\$.