

S DIV: LOT 7 BLOCK B OLIVIA ADDI
481-78, 756-1743, DC 1181-368, L

ROWAN NINA
481 SE WALDRON TER
LAKE CITY, FL 32025

2026

00-00-00-13521-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 870317.00 1.00/

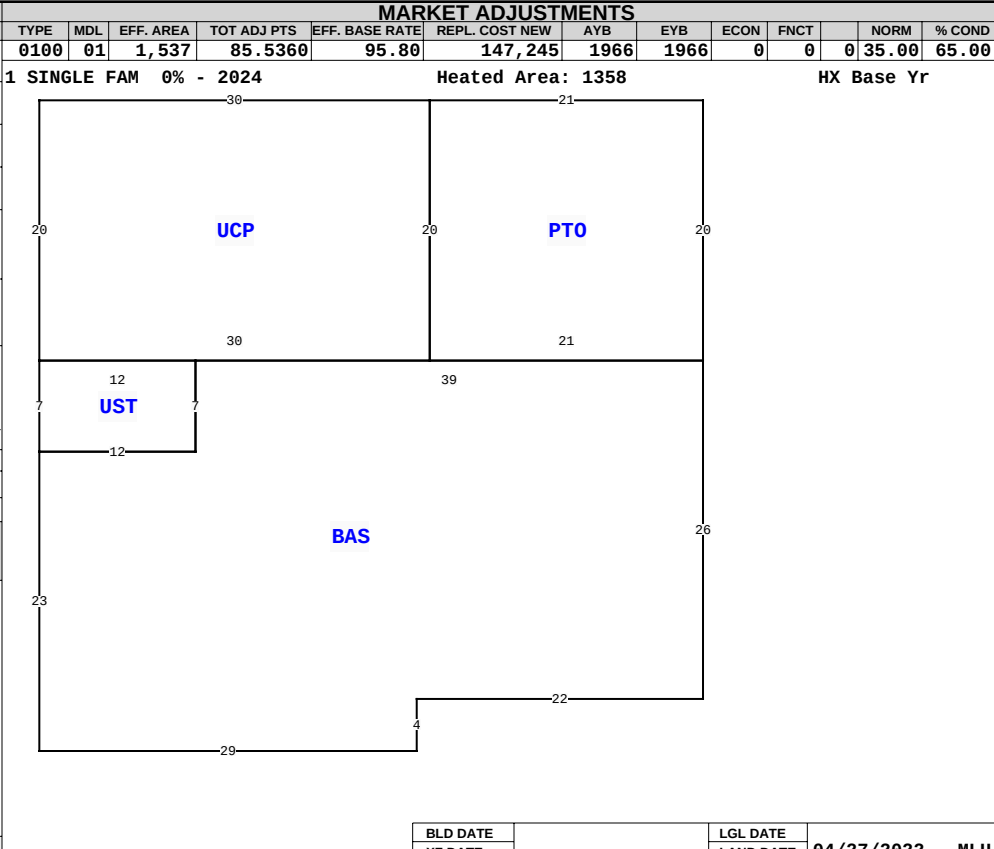
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100		1,358	84,562
PTO	420	5		21	1,308
UCP	600	20		120	7,472
UST	84	45		38	2,366
TOTALS	2,462			1,537	95,709

EXTRA FEATURES

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSF	-3	0.00	0.00	10,000.00	SF	1.00	1.00	1.00	0.95	0.95	9,500							



481 SE WALDRON TER, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/27/2022	MLU	

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		95,709
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		107,809
SOH/AGL Deduction		0
ASSESSED VALUE		107,809
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		107,809
TOTAL JUST VALUE		107,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047358	Roof Replacement	9,800	06/01/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1535/2763	3/19/2025	WD	U	I	41
					220,000

GRANTOR: TURTLE GRASS PROPERTI
GRANTEE: ROWAN NINA
1501/1964 10/26/2023 WD Q I 01 105,000
GRANTOR: BEVILLE JOHN D JR
GRANTEE: TURTLE GRASS PROPER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N26 PTO= N20 W21 UCP= W30 S20 E30 N20\$ S20 E21\$ W39 UST= W12 S7 E12 N7 \$ S7 W12 S23 E29 N4 E22\$.