COMM SE COR OF SW1/4 OF NE1/4, R 51.30 FT, W ALONG N R/W OF HOWEL FT, W 322.93 FT TO POB, CONT W A

ROWE THOMACIA M
1213 SW HOWELL ST
LAKE CITY, FL 32024

2026

04-6S-17-09598-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

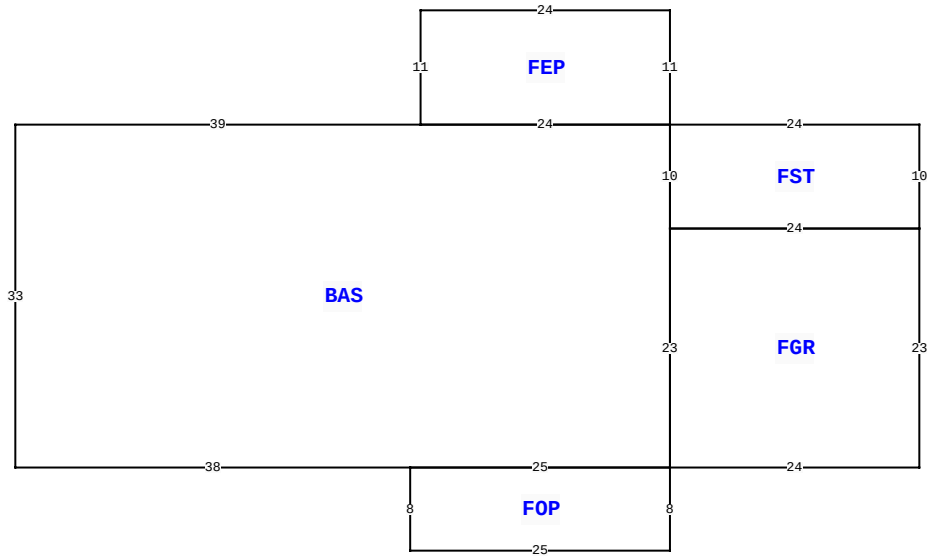
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100		2,079	173,676
FEP	264	80		211	17,627
FGR	552	55		304	25,395
FOP	200	30		60	5,012
FST	240	55		132	11,027
TOTALS	3,335			2,786	232,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,786	108.0960	121.07	337,301	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2021 Heated Area: 2079 HX Base Yr 2021



1213 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,738
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		258,570
SOH/AGL Deduction		55,340
ASSESSED VALUE		203,230
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,508
TOTAL JUST VALUE		312,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5315	PUMP/UTPOL	25	07/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/2797	6/17/2019	WD	Q	I	01	240,000
GRANTOR: PEGGY W SANDERS						
GRANTEE: THOMACIA M ROWE						
1310/1469	2/29/2016	LE	U	I	30	100
GRANTOR: PEGGY W SANDERS						
GRANTEE: KRISTA S BRASEL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S33 E38 FOP= S8 E25N8 W25$ E25 FGR= E24 N23 W24 S23$ N23 FST= E24 N10 W24 S10$ N10 FEP= N11 W24 S11 E24$ W24$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
2	0040	BARN,POLE	0	100	20	48	960.00	UT	2.50	2.50	100	2004	2004	3	100	2,400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	6200	A	PASTURE 3	100					9.40	AC		1.00	1.00	1.00	280.00	280.00	2,632							
3	9910	M	MKT.VAL.AG	100					9.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	56,400							

REVIEW DATE 10/04/2017 BY BC Total Acres: 12.40 Total Land Value: 20,632 Market: 56,400 Agricultural: 2,632 Common: 18,000 PRINTED 11/07/2025 BY SYS