LOT 10 BLOCK 1 BARDIN TERRACE S/
COR OF LOT 9, BLOCK 1, BARDIN TE
NW'RLY 30.41 FT TO E'RLY R/W OF

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

2026

05-4S-17-07624-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

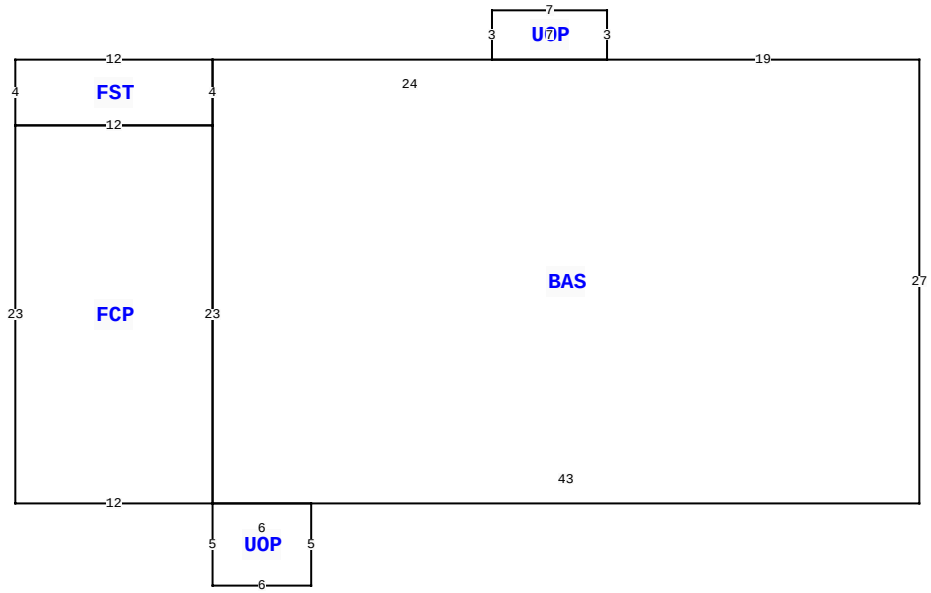
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100		1,161	82,151
FCP	276	25		69	4,882
FST	48	55		26	1,840
UOP	21	20		4	283
UOP	30	20		6	424
TOTALS	1,536			1,266	89,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,266	97.2000	108.86	137,817	1951	1951	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1161 HX Base Yr



1095 SW OLD DOGWOOD TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	89,581
TOTAL MARKET OB/XF VALUE	678
TOTAL LAND VALUE - MARKET	10,836
TOTAL MARKET VALUE	101,095
SOH/AGL Deduction	0
ASSESSED VALUE	101,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,095
TOTAL JUST VALUE	101,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/1363	3/05/2024	LE	U	I	14	100
GRANTOR: ROWAND RALPH						
GRANTEE: ROWAND RALPH (ENH L						
1247/1125	12/29/2012	QC	U	I	11	100
GRANTOR: DIXIE BROOKER						
GRANTEE: RALPH ROWAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N3 W7 S3 E7$ W24 FST= W12 S4 E12 N4$ S4 FCP= W12 S23 E12 N23$ S23 UOP= S5 E6 N5 W6$ E43 N27$.

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	0166	CONC,PAVMT	0	0	10	45	1.00	UT	0.00	0.00	100	0	0	3	100	378	
2	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 678

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		*RSF	-270.00	163.00	11,406.00	SF		1.00	1.00	1.00	0.95	0.95	10,836							

REVIEW DATE 09/30/2016 BY DF Total Acres: 0.26 Total Land Value: 10,836 Market: 0 Agricultural: 0 Common: 10,836 PRINTED 11/11/2025 BY SYS