COMM AT SW COR OF SW1/4 OF SE 1/
FT FOR POB, N 1323.98 FT, E 543.
FT, W 543.03 FT TO POB EX A 30 F

BRYAN GLENDA
343 NW ROWE CT
LAKE CITY, FL 32055

2026

07-3S-16-02031-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

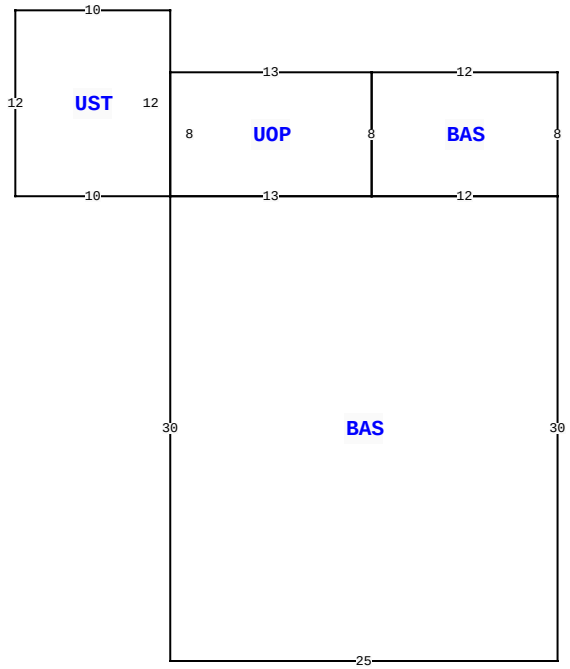
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	4,971
BAS	750	100		750	38,839
UOP	104	20		21	1,087
UST	120	45		54	2,796
TOTALS	1,070			921	47,694

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	79.67	73,376	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	04/08/2025 MLU
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,694
TOTAL MARKET OB/XF VALUE	220
TOTAL LAND VALUE - MARKET	114,170
TOTAL MARKET VALUE	57,486
SOH/AGL Deduction	0
ASSESSED VALUE	57,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,486
TOTAL JUST VALUE	162,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,084

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	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.31	AC		1.00	1.00	0.60	280.00	168.00	2,572							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.31	AC		1.00	1.00	1.00	7,000.00	7,000.00	107,170							

REVIEW DATE 01/25/2023 BY KS Total Acres: 16.31 Total Land Value: 9,572 Market: 107,170 Agricultural: 2,572 Common: 7,000 PRINTED 09/19/2025 BY SYS