SE1/4 OF SW1/4, EX 8 AC OFF OF T
ORB 366-490 & EX 1 AC DESC IN QC

JOHNSON ANNETTE ROWE
296 NW ROWE CT
LAKE CITY, FL 32055-9817

2026

07-3S-16-02031-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

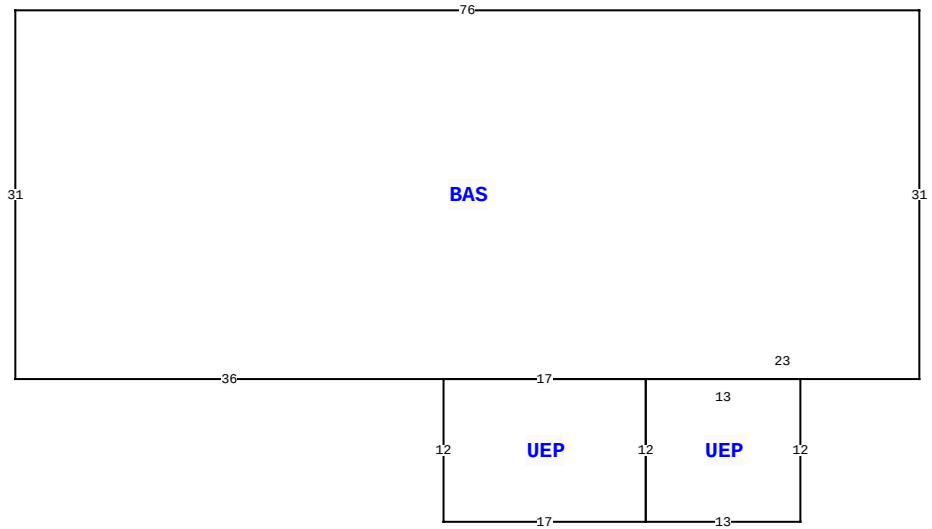
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	66,665
UEP	156	70		109	3,084
UEP	204	70		143	4,046
TOTALS	2,716			2,608	73,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,608	117.9000	70.74	184,490	2000	1999	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2000 Heated Area: 2356 HX Base Yr 2000



342 NW ROWE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,361
TOTAL MARKET OB/XF VALUE		34,384
TOTAL LAND VALUE - MARKET		123,500
TOTAL MARKET VALUE		276,137
SOH/AGL Deduction		27,192
ASSESSED VALUE		248,945
TOTAL EXEMPTION VALUE	98 HX HB	101,030
BASE TAXABLE VALUE		147,915
TOTAL JUST VALUE		359,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,245

SALE:6:1: REFER TO NOTE SCREEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053962	Generator		09/02/2025
23396	M H	0	07/20/2005
15858	M H	125	08/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2169	1/21/2025	LE	U	I	14	100
GRANTOR: JOHNSON ANNETTE ROWE						
GRANTEE:						
1201/0092	9/09/2010	QC	U	I	11	100
GRANTOR: MELBE STALEY						
GRANTEE: JERRY G SR & ANNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E36 UEP= S12 E17 N12 W17$ E17 UEP= S12 E13 N12 W13$ E23 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	8	8	64.00	UT	3.50	3.50	100	1999	1999	3	100	224	
3	0210	GARAGE U	0	100	25	52	1,300.00	UT	3.50	3.50	100	2000	2000	3	100	4,550	
4	0060	CARPORT F	0	100	24	40	960.00	UT	3.00	3.00	75	2005	2005	3	75	2,160	
5	0060	CARPORT F	0	100	18	25	450.00	UT	3.00	3.00	100	2005	2005	3	100	1,350	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0210	GARAGE U	0	0	20	20	400.00	UT	1.50	1.50	100	1999	1999	3	100	600	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

TOTAL OB/XF 19,884

LAND DESCRIPTION

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.50	AC		1.00	1.00	1.00	280.00	280.00	3,780							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	445.00	445.00	1,112							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	88,000							
5	9600	C	WASTELAND	0		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	800.00	800.00	8,000							
6	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750							

REVIEW DATE 01/25/2023 BY KS Total Acres: 31.00 Total Land Value: 40,392 Market: 88,000 Agricultural: 4,892 Common: 35,500 PRINTED 11/07/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

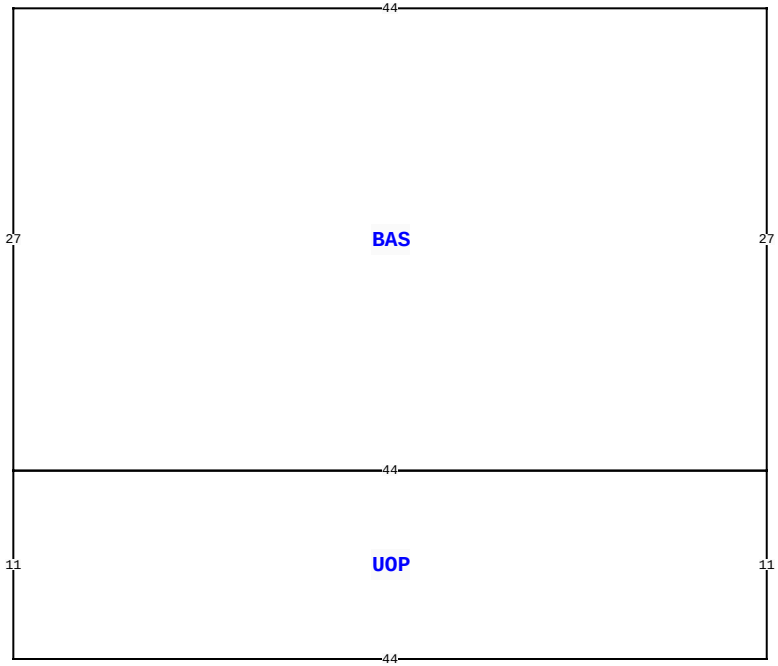
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	69,959
UOP	484	25		121	7,125
TOTALS	1,672			1,309	77,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,309	113.9000	107.07	140,155	2005	2005	0	0	0	45.00	55.00

3 MANUF 1 0% - 2000 Heated Area: 1188 HX Base Yr 2000



342 NW ROWE CT, LAKE CITY

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TOTAL JUST VALUE		359,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2169	1/21/2025	LE	U	I	14	100
GRANTOR: JOHNSON ANNETTE ROWE						
GRANTEE:						
1201/0092	9/09/2010	QC	U	I	11	100
GRANTOR: MELBE STALEY						
GRANTEE: JERRY G SR & ANNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 UOP= S11 E44 N11 W44$ E44 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
11	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
13	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
14	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 14,500

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
7	0200	C	MBL HM	100			0.00	0.00	3.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	19,250							

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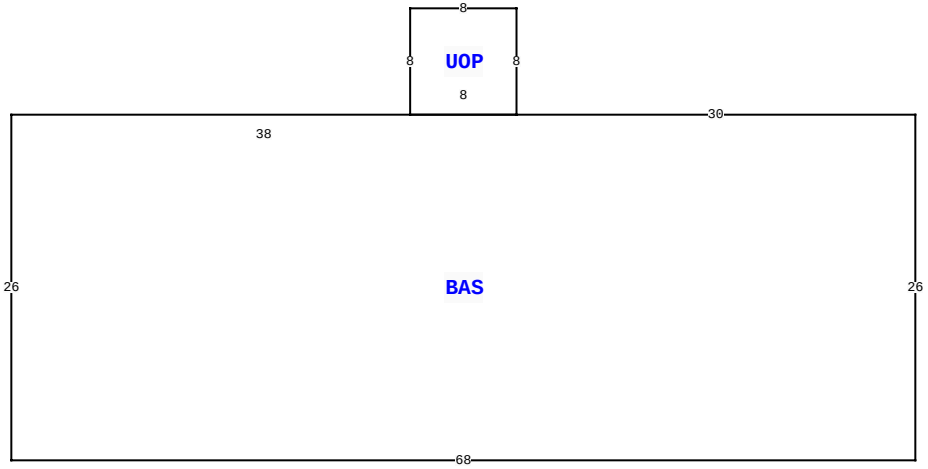
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	50,027
UOP	64	25		16	453
TOTALS	1,832			1,784	50,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,784	117.9000	70.74	126,200	1999	1999	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2000 Heated Area: 1768 HX Base Yr 2000



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE:						
1201/0092	9/09/2010	QC	U	I	11	100
GRANTOR: MELBE STALEY						
GRANTEE: JERRY G SR & ANNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N8 W8 S8 E8$ W38 S26 E68 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/25/2023 BY KS Total Acres: 31.00 Total Land Value: 40,392 Market: 88,000 Agricultural: 4,892 Common: 35,500 PRINTED 11/07/2025 BY SYS