LOT 9 TRIO PARK S/D.
ORB 415-309. WD 1079-2089.

ROWE CANDACE A
347 SE ANASTASIA ST
LAKE CITY, FL 32025

2026

16-4S-17-08382-109

BUILDING CHARACTERISTICS

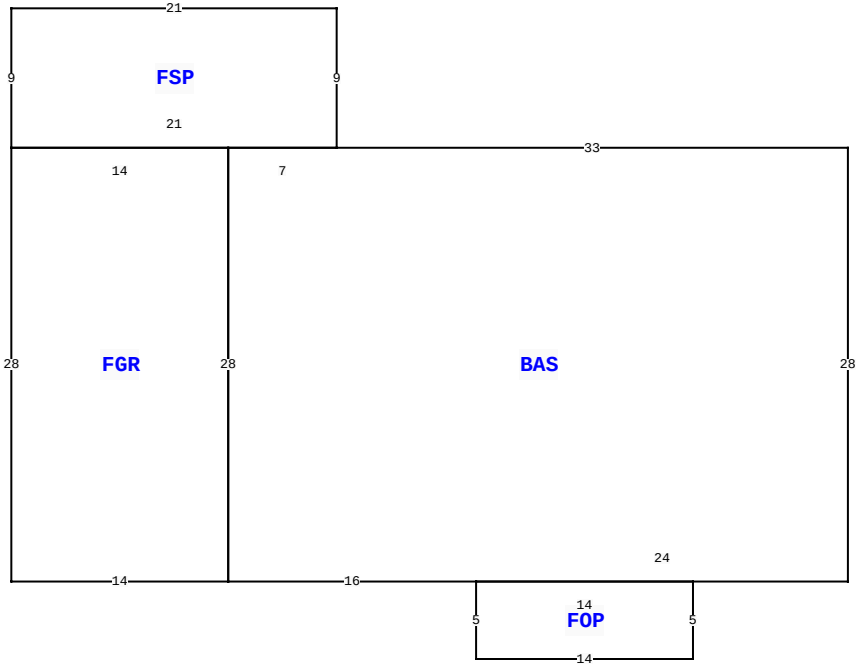
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	16417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	95,652
FGR	392	55		216	18,447
FOP	70	30		21	1,793
FSP	189	40		76	6,491
TOTALS	1,771			1,433	122,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,433	117.3120	131.39	188,282	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1120 HX Base Yr 2007



347 SE ANASTASIA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		122,383
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		141,783
SOH/AGL Deduction		59,354
ASSESSED VALUE		82,429
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,707
TOTAL JUST VALUE		141,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047897	Roof Replacement	25,083	08/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/2089	3/24/2006	WD	Q	I		92,000

GRANTOR: LAWRENCE G HAUSWIRTH
GRANTEE: CANDACE A ROWE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FSP= N9 W21 S9 E21$ W7FGR= W14 S28 E14 N28 $ S28E16
FOP= S5 E14 N5 W14 $ E24 N28$.

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	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 900

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/31/2023 BY jerry Total Acres: 0.53 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS