N 8 AC OF S 12 AC OF E1/2 OF NE1
643-750, PB 1136-2659, DC 1136-2

ROWLEY STEVEN R/ROWLEY AMY L
302 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10042-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

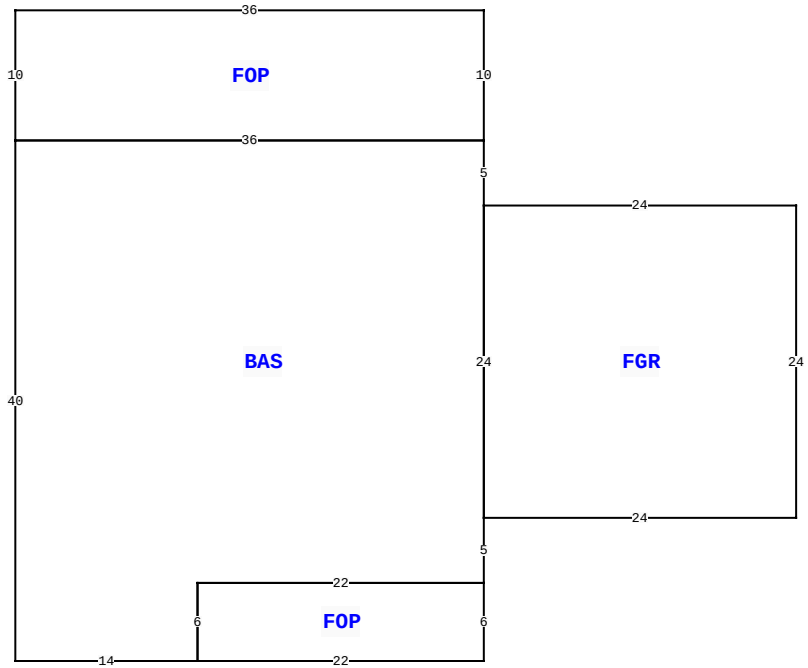
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100		1,308	164,971
FGR	576	55		317	39,981
FOP	132	30		40	5,045
FOP	360	30		108	13,621
TOTALS	2,376			1,773	223,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	117.3060	131.38	232,937	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1308 HX Base Yr 2022



302 SW CHINCHILLA GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,620
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,400
TOTAL MARKET VALUE		278,020
SOH/AGL Deduction		53,317
ASSESSED VALUE		224,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,981
TOTAL JUST VALUE		278,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40686	SFR	0	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/2448	2/15/2020	QC	U	V	30	100
GRANTOR: STEVEN R & AMY ROWLEY						
GRANTEE: STEVEN R & AMY L RO						
1368/1141	9/06/2018	WD	Q	V	05	50,000
GRANTOR: RONALD D THROCKMORTON						
GRANTEE: STEVEN R ROWLEY & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=71,10] S40 E14 N6 E22 N5 N24 N5 W36 $
FGR=[ORIG=107,15] S24 E24 N24 W24 $
FOP=[ORIG=71,0] S10 E36 N10 W36 $
FOP=[ORIG=85,44] S6 E22 N6 W22 $
.

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
1	0000	C	VAC RES	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	0.80	8,500.00	6,800.00	47,600							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	8,500.00	6,800.00	6,800							

REVIEW DATE 10/29/2021 BY TW Total Acres: 8.00 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 11/07/2025 BY SYS