

NW1/4 OF NE1/4 EX 5 AC IN NW COR
THAT PART OF NE1/4 OF NE1/4 LYIN
OF THE SW'RLY R/W CR-250 & SW1/4

ROWAN STUART E/ROWAN TERI STRICKLIN
174 NW ROWAN TREE TER
LAKE CITY, FL 32055

2026

22-3S-16-02251-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	25	MOD METAL 100	0186	01	2,934	107.7300	79.72	233,898	2024	2024	0	0	1.25	98.75	VALUATION SUMMARY																
Exterior Wall	00	N/A 0	1 SFR/BARND0 100% - 2025													Heated Area: 1736 HX Base Yr 2026															
Roof Structur	03	GABLE/HIP 100														VALUATION BY STANDARD															
Roof Cover	12	MODULAR MT 100														Tax Group: 2 Tax Dist:															
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 230,974															
Interior Floo	03	CONC FINSH 50														TOTAL MARKET OB/XF VALUE 0															
Interior Floo	13	LAM/VNLPLK 50														TOTAL LAND VALUE - MARKET 812,350															
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 294,941															
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 0															
Bedrooms	3	100														ASSESSED VALUE 294,941															
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,722															
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 244,219															
Stories	2.	2. 100	TOTAL JUST VALUE 1,043,324																												
Units	0	100	NCON VALUE 0																												
Condition Adj	03	03 100	INCOME VALUE																												
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 1,046,248																												
Quality	05	05															PERMIT NUM		DESCRIPTION		AMT		ISSUED								
DOR CODE	5000 IMPROVED AG																000044251		New Residential C		100,000		04/22/2022								
MAP NUM																	000043233		Electrical Servic		0		11/22/2021								
NEIGHBORHOOD/LOC	22316.00 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA											
BAS	792	100	2025	792	62,349															OFF RECORD Number		DATE		TYPE INST		Q / V / RSN CD		SALE PRICE			
FOP	180	30	2025	54	4,251															1447/1453		3/28/2018		WD U V		11		100			
FOP	180	30	2025	54	4,251															GRANTOR: ROWAN VELVA SHARPES											
FST	168	55	2025	92	7,242															GRANTEE: ROWAN STUART E											
FUS	944	100	2025	944	74,315															0971/0406		12/09/2002		WD Q V		06		120,000			
PTO	300	5	2025	15	1,181															GRANTOR: WILLIAM C ROWAN											
UCP	820	20	2025	164	12,911															GRANTEE: THOMAS EARL & VELVA											
UCP	2,565	20	2025	513	40,385															BUILDING NOTES											
UGR	380	45	2025	171	13,462															BUILDING DIMENSIONS											
UST	300	45	2025	135	10,627															UCP=[YR=2025;ORIG=-28,-11] W65 S45 E25 N9 E40 N36 \$											
TOTALS	6,629			2,934	230,974															FUS=[YR=2025;ORIG=-125,22] S24 W40 N24 E13 S4 E4 N4 E23 \$											
EXTRA FEATURES						174 NW ROWAN TREE TER, LAKE CITY														UCP=[YR=2025;ORIG=-28,49] N48 E25 S28 W19 S20 W6 \$											
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	BAS=[YR=2025;ORIG=-68,25] E28 S14 E12 S10 W40 N24 \$															
																UGR=[YR=2025;ORIG=-22,29] E19 S20 W19 N20 \$															
																UST=[YR=2025;ORIG=-93,34] E25 S12 W25 N12 \$															
																PTO=[YR=2025;ORIG=-28,-11] E25 S12 W25 N12 \$															
																FOP=[YR=2025;ORIG=-57,49] E18 S10 W18 N10 \$															
																FOP=[YR=2025;ORIG=-135,46] S10 W18 N10 E18 \$															
																FST=[YR=2025;ORIG=-40,39] N14 E12 S14 W12 \$															
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	DPH 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					2.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,000														
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	112.06	AC		1.00	1.00	1.00	445.00	445.00	49,867														
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	40.00	40.00	100														
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	114.05	AC		1.00	1.00	1.00	7,000.00	7,000.00	798,350														
REVIEW DATE 10/23/2024 BY HC Total Acres: 116.56 Total Land Value: 63,967 Market: 798,350 Agricultural: 49,967 Common: 14,000 PRINTED 10/02/2025 BY SYS																															