

A 60-FOOT STRIP OF LAND LYING
BETWEEN (VACATED LOT 25) & LOT
27 (STILL A PART OF S/D),

ROWAN LIVING TRUST DATED OCTOBER 3, 2007
7040 BLUEBERRY HILL DR
TALLAHASSEE, FL 32303

2026

22-3S-16-02267-099



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 2											
																		VALUATION BY STANDARD											
																		Tax Group: 2						Tax Dist:					
																		BUILDING MARKET VALUE						0					
																		TOTAL MARKET OB/XF VALUE						0					
																		TOTAL LAND VALUE - MARKET						500					
																		TOTAL MARKET VALUE						500					
																		SOH/AGL Deduction						0					
																		ASSESSED VALUE						500					
																		TOTAL EXEMPTION VALUE						0					
																		BASE TAXABLE VALUE						500					
TOTAL JUST VALUE						500																							
NCON VALUE						0																							
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE						500																							
DOR CODE						9400						RIGHTS-OF-WAY																	
MAP NUM												MKT AREA						06											
NEIGHBORHOOD/LOC						22316.030						1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
																		SALES DATA											
																		OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
																		1410/2413		5/01/2020		PB	U	V	18	0			
																		GRANTOR: CLERK OF COURT											
																		GRANTEE: WILLIAM R ROWAN & R											
TOTALS												BLD DATE				LGL DATE													
EXTRA FEATURES												XF DATE				LAND DATE													
												INC DATE				AG DATE													
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
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	9400	C	RIGHTOFWAY	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	500.00	500.00	500												
REVIEW DATE 02/17/2023 BY KS Total Acres: 0.33 Total Land Value: 500 Market: 0 Agricultural: 0 Common: 500 PRINTED 11/18/2025 BY SYS																													