(FKA LOTS 22,24,26,28,30,32,34,3
LAKE IN WOODBOROUGH PHASE 2 DESC
COR OF W1/2 OF SE1/4, LESS EAST

ROWAN WILLIAM RILEY
7040 BLUEBERRY HILL DR
TALLAHASSEE, FL 32303

2026

22-3S-16-02267-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

613 NW COUNTRY LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,875
TOTAL MARKET VALUE	48,875
SOH/AGL Deduction	0
ASSESSED VALUE	48,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,875
TOTAL JUST VALUE	48,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37339	SFR	1,235	10/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/75	1/10/2024	WD	U	V	11	100
GRANTOR: ROWAN LIVING TRUST DA						
GRANTEE: ROWAN WILLIAM RILEY						
1410/2413	5/01/2020	PB	U	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ROWAN WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0			0.00	0.00	3.91	AC		1.00	1.00	1.25	10,000.00	12,500.00	48,875							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 3.91 Total Land Value: 48,875 Market: 0 Agricultural: 0 Common: 48,875 PRINTED 11/18/2025 BY SYS