LOT 7 LAKEWOOD ESTATES S/D.
ORB 818-1316, 819-2183,
867-445, 874-347,

ROWAND SUE B REVOC TRUST
182 NW EMPORIA GLN
LAKE CITY, FL 32055

2026

23-3S-16-02272-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

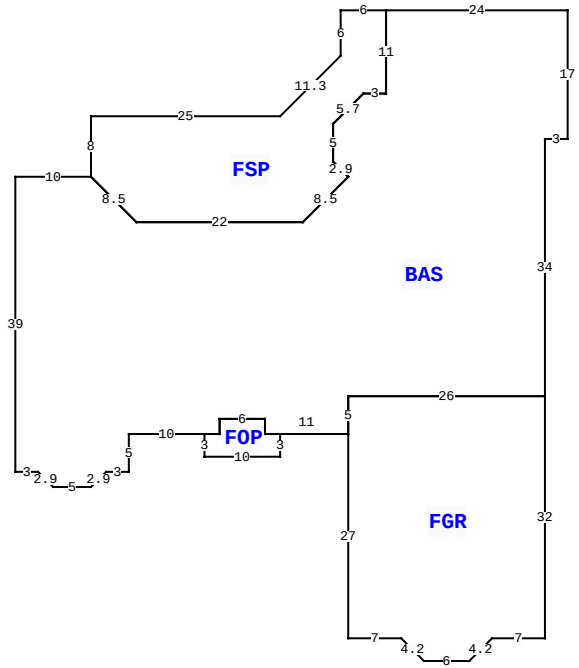
NEIGHBORHOOD/LOC 23316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,739	100		2,739	324,768
FGR	859	55		472	55,966
FOP	42	30		13	1,542
FSP	529	40		212	25,137
TOTALS	4,169			3,436	407,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,436	129.1070	144.60	496,846	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2739 HX Base Yr 2008



182 NW EMPORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		407,414
TOTAL MARKET OB/XF VALUE		77,266
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		559,680
SOH/AGL Deduction		142,086
ASSESSED VALUE		417,594
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		361,872
TOTAL JUST VALUE		559,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053474	Roof Replacement	31,800	06/26/2025
000045451	Screen Enclosure	15,000	09/14/2022
000045127	Swimming Pool and	65,690	08/08/2022
25716	SFR	821	04/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0867/0445	10/07/1998	WD	Q	V		54,000
GRANTOR: COLLINS						
GRANTEE: ROWAND						
0819/2183	3/30/1996	WD	Q	V		45,000
GRANTOR: AUDREY BULLARD						
GRANTEE: SCOTT C COLLINS						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	7,374.00	UT	3.00	3.00	100	2007	2007	3	100	22,122	
3	0083	DOCK-LAKE	0	100	0	0	1,100.00	UT	11.50	11.50	100	2014	2014	3	40	5,060	
4	0280	POOL R/CON	0	100	0	0	480.00	UT	70.00	70.00	100	2024	2023		97	32,592	
5	0282	POOL ENCL	0	100	26	43	1,008.00	UT	15.00	15.00	100	2024	2023		85	12,852	
6	0166	CONC,PAVMT	0	100	0	0	528.00	UT	5.00	5.00	100	2024	2023		100	2,640	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W6 S6 D8 L8 W25 S8 D6 R6 E22 R6 U6 U2 L2 N5 R4 U4 E3 N11$ S11 W3 D4 L4 S5 R2 D2 D6 L6 W22 L6 U6 W10 S39 E3 R2 D2 E5 U2 R2 E3 N5 E10 FOP= S3 E10 N3 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 FGR= S27 E7 R3 D3 E6 U3 R3 E7 N32 W26 S5$ N5 E26 N34 E3 N17$.

LAND DESCRIPTION

TOTAL OB/XF 77,266

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/16/2023 BY JB Total Acres: 6.13 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2025 BY SYS