

LOT 8 LAKEWOOD ESTATES S/D.
818-1316, 836-2018, LE 1510-1361

ROWAND RALPH/ROWAND NANCY
154 NW EMPORIA GLN
LAKE CITY, FL 32055

2026

23-3S-16-02272-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1.5	1.5 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	2,216	100		2,216	232,472
FGR	863	55		475	49,831
FOP	35	30		10	1,049
FSP	192	40		77	8,078
FUS	962	100		962	100,920
PTO	336	5		17	1,783
UOP	366	20		73	7,658
UOP	366	20		73	7,658

TOTALS 5,336 3,903 409,449

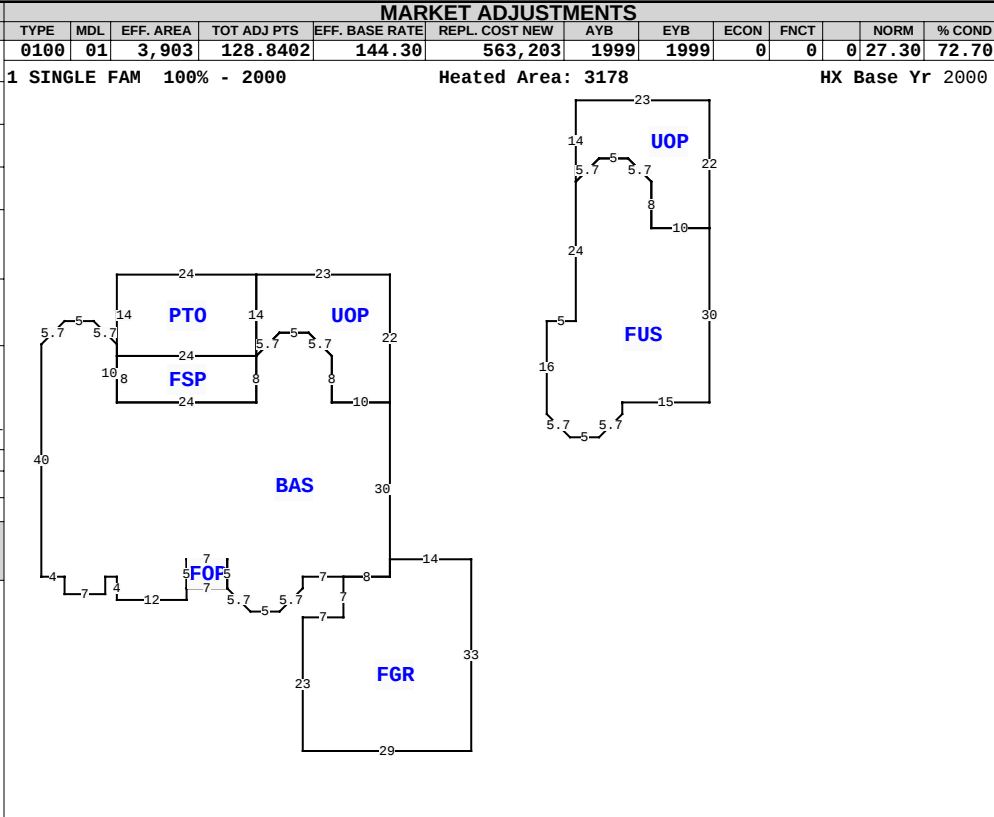
EXTRA FEATURES

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	635.00	UT	1.50	1.50	100	1999	1999	3	100	953	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1999	1999	3	50	540	
4	0083	DOCK-LAKE	0	100	0	0	90.00	UT	11.50	11.50	100	1999	1999	3	40	414	
5	0166	CONC, PAVMT	0	100	0	0	6,867.00	UT	2.00	2.00	100	1999	1999	3	100	13,734	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	540	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	540.00	540.00	100	2023	2022		100	540	

LAND DESCRIPTION

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	75,000.00	67,500.00	67,500							

REVIEW DATE 05/16/2023 BY KS



154 NW EMPORIA GLN, LAKE CITY

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

TOTAL OB/XF																	17,921
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COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		409,449
TOTAL MARKET OB/XF VALUE		17,921
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		494,870
SOH/AGL Deduction		144,017
ASSESSED VALUE		350,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		300,131
TOTAL JUST VALUE		494,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,783

LAND:1:2: POOR LAKE ACCESS
LAND:1:1: 3.21 AC UPLAND, 6.10 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043414	Roof Replacement	23,052	12/20/2021
14801	SFR	470	12/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1361	3/05/2024	LE	U	I	14	100

GRANTOR: ROWAND RALPH
GRANTEE: ROWAND RALPH (ENH L
0836/2018 3/02/1997 WD Q V 54,000
GRANTOR: AUDREY BULLARD
GRANTEE: RALPH & NANCY ROWAN

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N22 W23 PTO= W24 S14 FSP= S8 E24 N8 W24\$ E24 N14\$ S14
U4 R4 E5 R4 D4 S8 E10\$ BAS= W10 N8 U4 L4 W5 L4 D4 S8
W24 N10 U4 L4 W5 L4 D4 S40 E4 S3 E7 N3 E2 S4 E12 N2 FOP=
E7 N5 W7 S5\$ N5 E7 S5 D4 R4 E5 R4 U4 N2 E7 FGR= S7 W7 S23
E29 N33 W14 S3 W8\$ E8 N30\$ PTR= E40 FUS= E15N30 UOP= N22 W23
S14 U4 R4 E5 R4 D4 S8 E10\$ W10 N8 U4 L4 W5 L4 D4 S24
W5 S16 D4 R4 E5 R4 U4 N2\$ W40\$.