S DIV: LOT 7 BLOCK B OLIVIA ADDI
481-78, 756-1743, DC 1181-368, L

ROWAN NINA
481 SE WALDRON TER
LAKE CITY, FL 32025

2027

00-00-00-13521-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

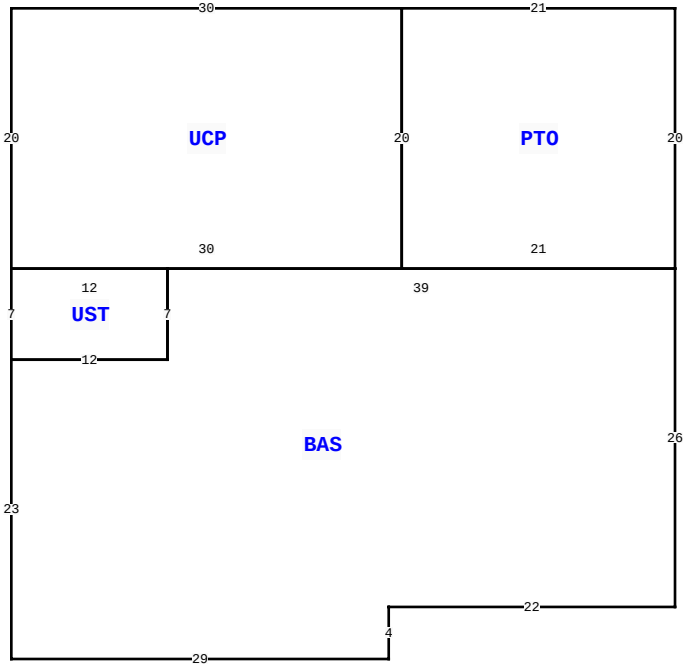
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100		1,358	124,443
PTO	420	5		21	1,924
UCP	600	20		120	10,997
UST	84	45		38	3,482
TOTALS	2,462			1,537	140,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,537	121.1760	133.29	204,867	1966	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2026 Heated Area: 1358 HX Base Yr 2026



481 SE WALDRON TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/27/2022 MLU
INC DATE | AG DATE

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		140,846
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		153,046
SOH/AGL Deduction		0
ASSESSED VALUE		153,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,635
TOTAL JUST VALUE		153,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047358	Roof Replacement	9,800	06/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2763	3/19/2025	WD	U	I	41	220,000
GRANTOR: TURTLE GRASS PROPERTI						
GRANTEE: ROWAN NINA						
1501/1964	10/26/2023	WD	Q	I	01	105,000
GRANTOR: BEVILLE JOHN D JR						
GRANTEE: TURTLE GRASS PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N26 PTO= N20 W21 UCP= W30 S20 E30 N20$ S20 E21$ W39 UST= W12 S7 E12 N7 $ S7 W12 S23 E29 N4 E22$.

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	0100	C	SFR	100		*RSF-3	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							

REVIEW DATE 07/10/2025 BY TP Total Acres: 0.23 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/17/2026 BY SYS