

LOTS 1 TO 18 BLOCK 1 KOON'S S/D
& THAT PORTION OF CLOSED STREETS
& EAST OF BLOCK 1 DESC IN ORB 11

ROWAN IRIS F/ROWAN ZOLLIE CLIFTON
757 NW HORIZON ST
LAKE CITY, FL 32055

2026

00-00-00-14485-000



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	VALUATION SUMMARY																						
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 37,500 TOTAL MARKET VALUE 37,500 SOH/AGL Deduction 375 ASSESSED VALUE 37,125 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 37,125 TOTAL JUST VALUE 37,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 33,750																							
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED [Empty rows]																							
MAP NUM MKT AREA 02																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1523/603</td> <td>9/06/2024</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>33,000</td> </tr> </tbody> </table> GRANTOR: RAGANS MARILYN F GRANTEE: ROWAN IRIS F 1195/0057 4/12/2010 QC U V 11 100 GRANTOR: TOWN OF FT WHITE GRANTEE: MARY A FLOYD, MARIL										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1523/603	9/06/2024	WD	U	V	30	33,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																		
1523/603	9/06/2024	WD	U	V	30	33,000																																		
NEIGHBORHOOD/LOC 16.00 1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																								
EXTRA FEATURES						228 SW DURANT ST, FORT WHITE																																		
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																	TOTAL OB/XF 0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,500																							
REVIEW DATE 05/29/2026 BY NH Total Acres: 2.50 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 06/12/2026 BY SYS																																								