E1/2 OF SE1/4 OF NE1/4, EX RD
R/W. ORDER 1241-218

BOWLES A F ESTATE
C/O MACY BOWLES WILSON, 950 NW FLORIDA AVE
LAKE CITY, FL 32055

2026

01-3S-15-00126-000

BUILDING CHARACTERISTICS

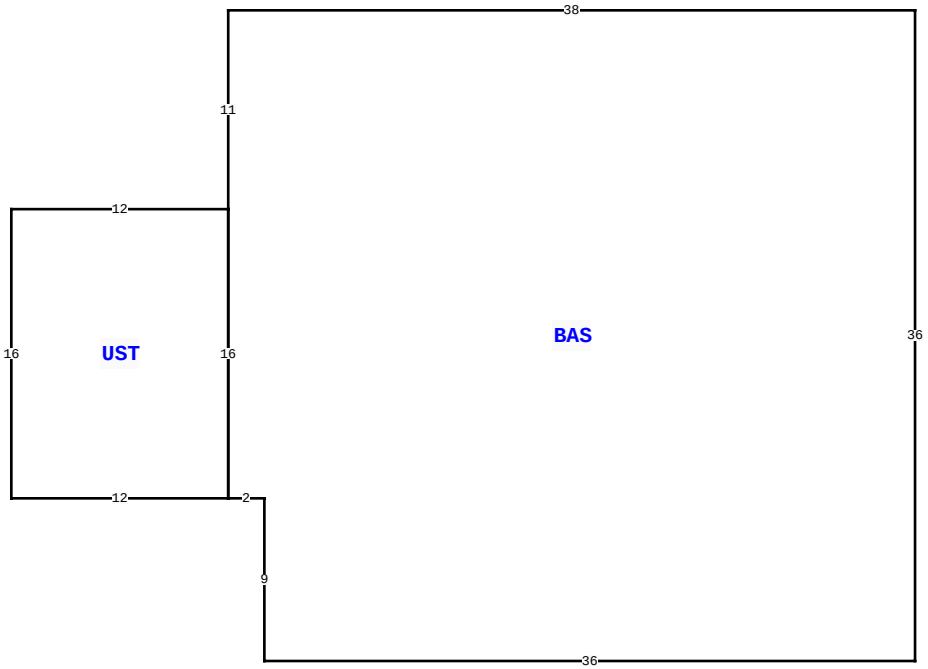
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	68,463
UST	192	45		86	4,362
TOTALS	1,542			1,436	72,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,436	69.6600	78.02	112,037	1937	1937	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1350 HX Base Yr



109 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,824
TOTAL MARKET OB/XF VALUE	6,457
TOTAL LAND VALUE - MARKET	145,500
TOTAL MARKET VALUE	91,933
SOH/AGL Deduction	0
ASSESSED VALUE	91,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,933
TOTAL JUST VALUE	224,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S11 UST= W12 S16 E12 N16$ S16 E2 S9 E36 N36 $.

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	0266	PRCH,FEP	0	0	12	30	360.00	UT	17.00	17.00	30	1937	1937	3	30	1,836	
2	9910	RV SITE/RE	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	60	
6	0166	CONC,PAVMT	0	0	24	16	384.00	UT	2.00	2.00	60	2016	2016	3	60	461	

LAND DESCRIPTION

TOTAL OB/XF 6,457

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.40	AC		1.00	1.00	1.00	280.00	280.00	5,152							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.40	AC		1.00	1.00	1.00	7,500.00	7,500.00	138,000							

REVIEW DATE 01/11/2023 BY JD Total Acres: 19.40 Total Land Value: 12,652 Market: 138,000 Agricultural: 5,152 Common: 7,500 PRINTED 06/23/2026 BY SYS