LOT 11 UNIT 1 CARTER ACRES S/D

491-601, 801-1011, WD 1124-1646,

ROWBOTHAM LEIGH S/ROWBOTHAM SHARON
215 NW ADRIENNE GLN
LAKE CITY, FL 32055-5354

2027

01-3S-16-01910-012

BUILDING CHARACTERISTICS

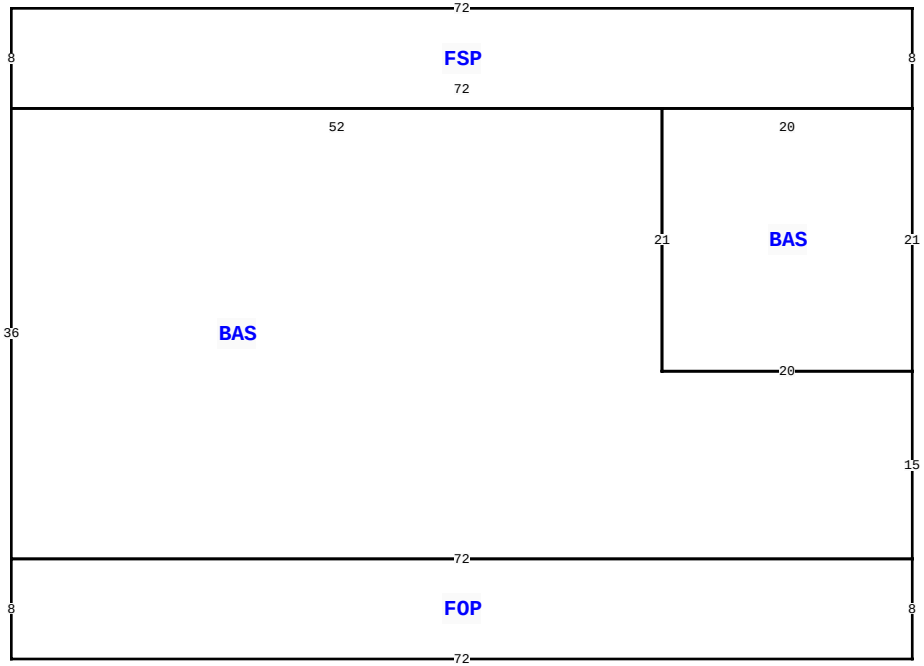
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		1316.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	39,114
BAS	2,172	100		2,172	202,276
FOP	576	30		173	16,111
FSP	576	40		230	21,420
TOTALS	3,744			2,995	278,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,995	114.4132	125.85	376,921	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 0% - 0 Heated Area: 2592 HX Base Yr



215 NW ADRIENNE GLN, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	885.00	UT	2.50	2.50	100	1999	1999	3	100	2,213	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	
4	0294	SHED WOOD/	0	0	12	40	480.00	UT	12.00	12.00	70	2009	2009	3	70	4,032	
5	0294	SHED WOOD/	0	0	13	20	260.00	UT	12.00	12.00	70	2009	2009	3	70	2,184	
6	0060	CARPORT F	0	0	15	40	600.00	UT	4.50	4.50	70	2009	2009	3	70	1,890	
7	0060	CARPORT F	0	0	13	20	260.00	UT	4.50	4.50	70	2009	2009	3	70	819	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	278,922
TOTAL MARKET OB/XF VALUE	14,138
TOTAL LAND VALUE - MARKET	54,540
TOTAL MARKET VALUE	347,600
SOH/AGL Deduction	0
ASSESSED VALUE	347,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,600
TOTAL JUST VALUE	347,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,674

SALE:1:1: LOT 11 CARTER ACRES UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10719	SFR	355	02/07/1996
10580	M H	125	12/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/1646	7/06/2007	WD	Q	I		285,000
GRANTOR: BILL & REBECCA FREEMA						
GRANTEE: LEIGH S & SHARON RO						
0801/1011	1/02/1995	WD	Q	V		12,500
GRANTOR: DENNIS D & SUSAN HOUS						
GRANTEE: BILL & REBECCA FREE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 W72 S8 E72$ BAS= W20 BAS= W52 S36 FOP= S8 E72 N8 W72$ E72 N15 W20 N21$ S21 E20 N21$.

LAND DESCRIPTION

TOTAL OB/XF 14,138

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		RSF/MH	0.00	0.00	6.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,540							

REVIEW DATE 05/04/2023 BY JB Total Acres: 6.06 Total Land Value: 54,540 Market: 0 Agricultural: 0 Common: 54,540 PRINTED 11/17/2026 BY SYS