

LOT 11 UNIT 1 CARTER ACRES S/D
491-601, 801-1011, WD 1124-1646,

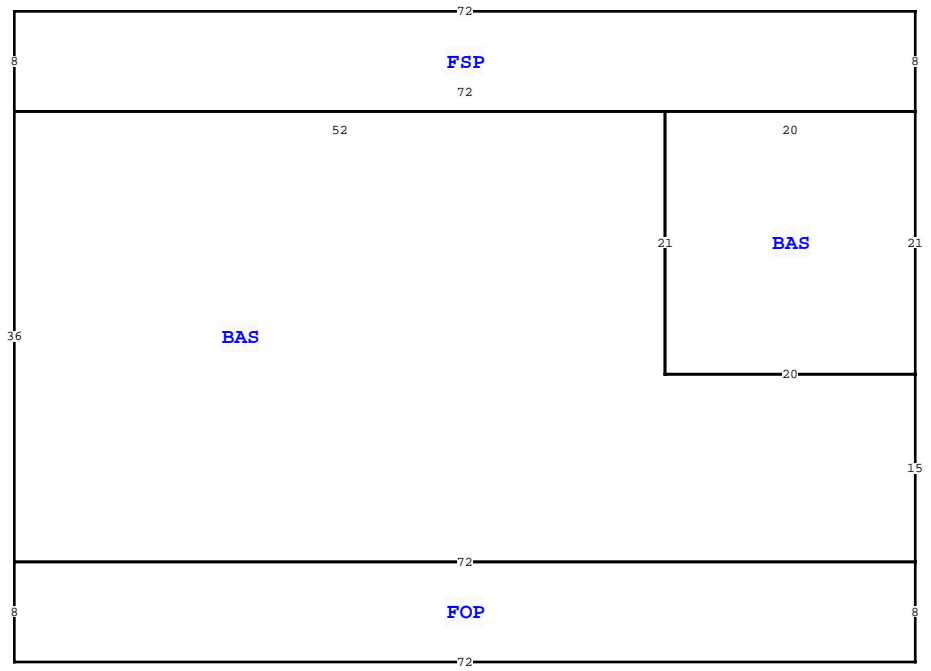
ROWBOTHAM LEIGH S/ROWBOTHAM SHARON
215 NW ADRIENNE GLN
LAKE CITY, FL 32055-5354

2026

01-3S-16-01910-012
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 70	
Interior Floor	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 Units	05	CONV 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
BAS	420	100	
BAS	2,172	100	
FOP	576	30	
FSP	576	40	
TOTALS	3,744		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	0%	- 0								
			Heated Area: 2592			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			283,996
TOTAL MARKET OB/XF VALUE			14,138
TOTAL LAND VALUE - MARKET			54,540
TOTAL MARKET VALUE			352,674
SOH/AGL Deduction			0
ASSESSED VALUE			352,674
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			352,674
TOTAL JUST VALUE			352,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,392
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						

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	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	
TOTALS															14,138		

LAND DESCRIPTION															TOTAL OB/XF									
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	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							