

COMM SE COR OF SW1/4 OF NE1/4, R
51.30 FT, W ALONG N R/W OF HOWEL
FT, W 322.93 FT TO POB, CONT W A

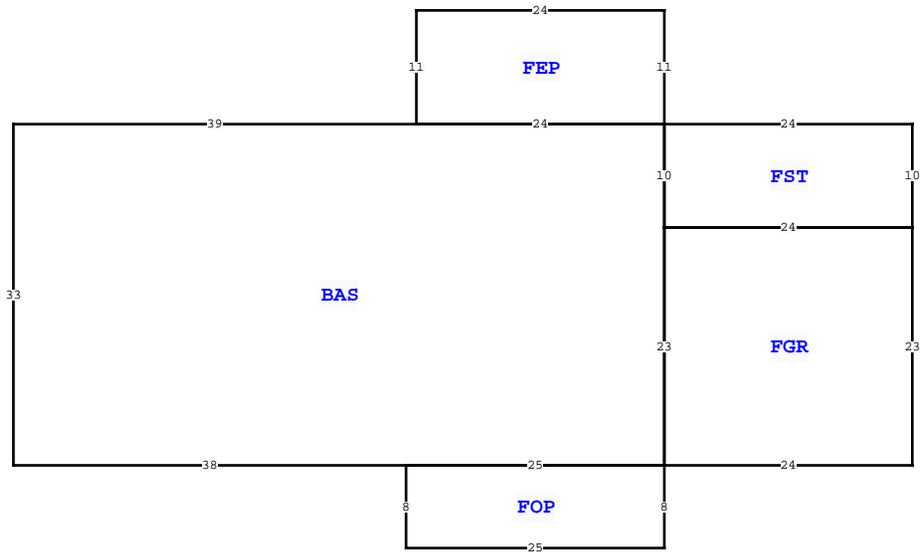
ROWE THOMACIA M
1213 SW HOWELL ST
LAKE CITY, FL 32024

2026

04-6S-17-09598-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,079	100	
FEP	264	80	
FGR	552	55	
FOP	200	30	
FST	240	55	
TOTALS	3,335		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,786	108.0960	121.07	337,301	1994	1994	0	0	31.00	69.00
1 SINGLE FAM 100% - 2021 Heated Area: 2079 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		232,738	
TOTAL MARKET OB/XF VALUE		5,200	
TOTAL LAND VALUE - MARKET		99,200	
TOTAL MARKET VALUE		264,570	
SOH/AGL Deduction		61,925	
ASSESSED VALUE		202,645	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		151,234	
TOTAL JUST VALUE		337,138	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5315	PUMP/UTPOL	25	07/31/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/2797	6/17/2019	WD Q	Q	I	01	240,000
GRANTOR: PEGGY W SANDERS						
GRANTEE: THOMACIA M ROWE						
1310/1469	2/29/2016	LE U	I	30		100
GRANTOR: PEGGY W SANDERS						
GRANTEE: KRISTA S BRASEL AS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BAS= W39 S33 E38 FOP= S8 E25N8 W25\$ E25 FGR= E24 N23 W24 S23\$ N23 FST= E24 N10 W24 S10\$ N10 FEP= N11 W24 S11 E24\$ W24\$.	

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	100	0	0	1.00	UT	2,000.00	100	1994	1994	3	100	2,000	
2	0040	BARN, POLE	0	100	20	48	960.00	UT	2.50	100	2004	2004	3	100	2,400	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	800	

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	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	24,000							
2	6200	A	PASTURE 3	100					9.40	AC		1.00	1.00	1.00	280.00	280.00	2,632							
3	9910	M	MKT. VAL. AG	100					9.40	AC		1.00	1.00	1.00	8,000.00	8,000.00	75,200							