COMM SW COR OF NW1/4, RUN E 755
CONT E 170 FT, N 400.03 FT TO S
W 170 FT, S 400.03 FT TO POB. (A

ROWE WILLIAM ROYALL JR
264 NW OLIVE GLN
LAKE CITY, FL 32055

2027

05-3S-17-04843-002

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	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

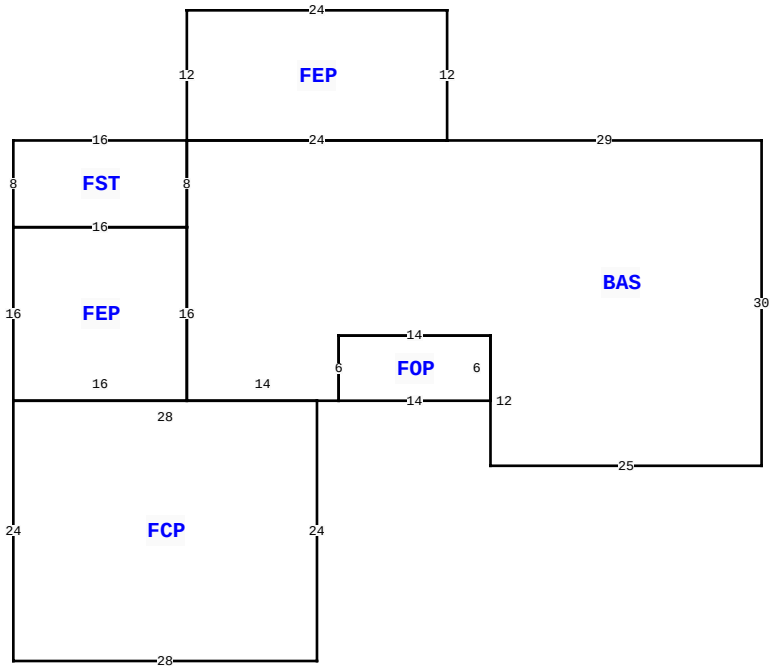
NEIGHBORHOOD/LOC 5317.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100		1,338	110,061
FCP	672	25		168	13,819
FEP	256	80		205	16,863
FEP	288	80		230	18,920
FOP	84	30		25	2,057
FST	128	55		70	5,758
TOTALS	2,766			2,036	167,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	115.0420	126.55	257,656	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1338 HX Base Yr



264 NW OLIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0261	PRCH, UOP	0	0	12	14	168.00	UT	3.00	3.00	100	0	0	3	100	504	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	400	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0252	LEAN-TO W/	0	0	16	16	256.00	UT	2.00	2.00	100	1993	1993	3	100	512	
7	0252	LEAN-TO W/	0	0	26	11	286.00	UT	2.00	2.00	100	1993	1993	3	100	572	
8	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	1993	1993	3	100	1,440	
9	0040	BARN,POLE	0	0	55	24	1,320.00	UT	2.50	2.50	100	1993	1993	3	100	3,300	
10	0166	CONC,PAVMT	0	0	20	28	560.00	UT	2.00	2.00	100	1993	1993	3	100	1,120	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	167,476
TOTAL MARKET OB/XF VALUE	46,820
TOTAL LAND VALUE - MARKET	28,080
TOTAL MARKET VALUE	242,376
SOH/AGL Deduction	0
ASSESSED VALUE	242,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,376
TOTAL JUST VALUE	242,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049495	Remodel	8,380	03/25/2024
000048188	Electrical Servic	0	09/19/2023
37011	MAINT/ALTR	144	07/24/2018
14221	M H	125	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/919	7/09/2026	WD	Q	I	01	315,000
GRANTOR: BISHOP ANNIE E						
GRANTEE: ROWE WILLIAM ROYALL						
1488/710	4/12/2023	LE	U	I	14	100
GRANTOR: BISHOP ANNIE EVELYN						
GRANTEE: BISHOP ANNIE EVELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FEP= N12 W24 S12 E24$ W24 FST= W16 S8 E16N8$S8 FEP= W16 S16 FCP= S24 E28 N24 W28$ E16 N16$S16 E14 FOP= E14 N6 W14 S6$N6 E14 S12 E25 N30$.

LAND DESCRIPTION

TOTAL OB/XF 23,584

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	1.56	AC		1.00	1.00	1.00	18,000.00	18,000.00	28,080							

REVIEW DATE 10/21/2026 BY TP Total Acres: 1.56 Total Land Value: 28,080 Market: 0 Agricultural: 0 Common: 28,080 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4, RUN E 755
CONT E 170 FT, N 400.03 FT TO S
W 170 FT, S 400.03 FT TO POB. (A

ROWE WILLIAM ROYALL JR
264 NW OLIVE GLN
LAKE CITY, FL 32055

2027

05-3S-17-04843-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	28,080
TOTAL MARKET VALUE	242,376
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ASSESSED VALUE	242,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,376
TOTAL JUST VALUE	242,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/919	7/09/2026	WD	Q	I	01	315,000
GRANTOR: BISHOP ANNIE E						
GRANTEE: ROWE WILLIAM ROYALL						
1488/710	4/12/2023	LE	U	I	14	100
GRANTOR: BISHOP ANNIE EVELYN						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0166	CONC,PAVMT	0	0	6	20	120.00	UT	2.00	2.00	100	1993	1993	3	100	240	
12	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
13	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
14	0282	POOL ENCL	0	0	24	48	1,152.00	UT	15.00	15.00	100	1997	1997	3	40	6,912	
15	0210	GARAGE U	0	0	24	26	624.00	UT	16.00	16.00	100	2015	2015	3	100	9,984	
16	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 23,236

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

REVIEW DATE 10/21/2026 BY TP Total Acres: 1.56 Total Land Value: 28,080 Market: 0 Agricultural: 0 Common: 28,080 PRINTED 11/17/2026 BY SYS