LOT 10 BLOCK 1 BARDIN TERRACE S/
COR OF LOT 9, BLOCK 1, BARDIN TE
NW'RLY 30.41 FT TO E'RLY R/W OF

ROWAND RALPH/ROWAND NANCY
154 NW EMPORIA GLN
LAKE CITY, FL 32055

**2026**

**05-4S-17-07624-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

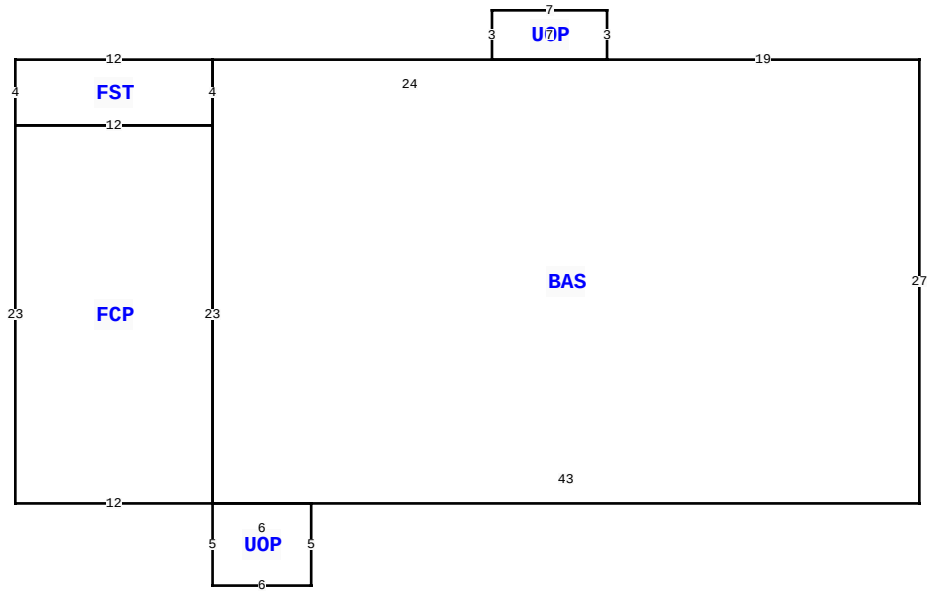
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 90 |
| Exterior Wall | 06 | BD/BATTEN 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 5417.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,161 | 100 | | 1,161 | 82,151 |
| FCP | 276 | 25 | | 69 | 4,882 |
| FST | 48 | 55 | | 26 | 1,840 |
| UOP | 21 | 20 | | 4 | 283 |
| UOP | 30 | 20 | | 6 | 424 |
| TOTALS | 1,536 | | | 1,266 | 89,581 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,266 | 97.2000 | 108.86 | 137,817 | 1951 | 1951 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1161 HX Base Yr




1095 SW OLD DOGWOOD TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 89,581 |
| TOTAL MARKET OB/XF VALUE | 678 |
| TOTAL LAND VALUE - MARKET | 14,258 |
| TOTAL MARKET VALUE | 104,517 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 104,517 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 104,517 |
| TOTAL JUST VALUE | 104,517 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 101,095 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1510/1363 | 3/05/2024 | LE | U | I | 14 | 100 |
| GRANTOR: ROWAND RALPH | | | | | | |
| GRANTEE: ROWAND RALPH (ENH L | | | | | | |
| 1247/1125 | 12/29/2012 | QC | U | I | 11 | 100 |
| GRANTOR: DIXIE BROOKER | | | | | | |
| GRANTEE: RALPH ROWAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 UOP= N3 W7 S3 E7$ W24 FST= W12 S4 E12 N4$ S4 FCP= W12 S23 E12 N23$ S23 UOP= S5 E6 N5 W6$ E43 N27$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 10 | 45 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 378 | |
| 2 | 0119 | MASONRY WA | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 678

| 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 | -270.00 | 163.00 | 11,406.00 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 14,258 | | | | | | | |

REVIEW DATE 09/30/2016 BY DF Total Acres: 0.26 Total Land Value: 14,258 Market: 0 Agricultural: 0 Common: 14,258 PRINTED 06/08/2026 BY SYS