

COMM NW COR OF SW1/4 OF NE1/4, R  
 N LINE OF SEC, RUN S 442 FT, E 6  
 CONT E 222 FT, S 196 FT, W 222 F

ROWE JAMES R  
 253 SW JUNE GLN  
 LAKE CITY, FL 32024

**2026**

06-5S-17-09136-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6517.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,100	100	
FCP	216	25	
FST	84	55	
TOTALS	1,400		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,200	118.0140	134.54	161,448	1973	1973		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1100 HX Base Yr													

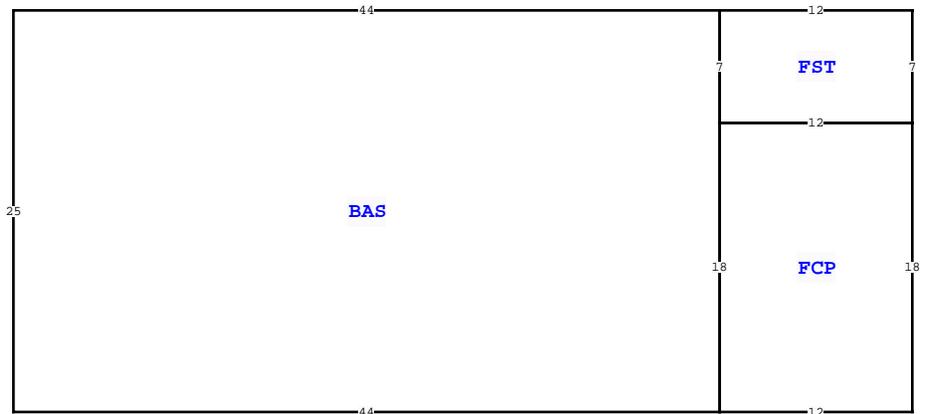


Diagram showing a rectangular layout with dimensions: 44 (width), 25 (height), 12 (width), 18 (height), and 7 (width). Areas are labeled BAS, FST, and FCP.

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,941
TOTAL MARKET OB/XF VALUE			6,320
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			134,261
SOH/AGL Deduction			76,723
ASSESSED VALUE			57,538
TOTAL EXEMPTION VALUE	HX HB		32,538
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			134,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0712/0357	3/02/1990	WD	Q	I		35,000
GRANTOR: PERCY BROWN						
GRANTEE: JAMES ROWE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W44 S25 E44 FCP= E12 N18 W12 S18\$ N18 FST= E12 N7 W12 S7\$ N7\$.	

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	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	800	
2	0210	GARAGE U	0	100	24	24	UT	7.50	7.50	100	2017	2017	3	100	4,320	
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,200	
TOTALS														6,320		

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							