

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		
1	SINGLE FAM	100% - 0										Heated Area: 1100 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,100
TOTAL MARKET OB/XF VALUE			6,320
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			132,420
SOH/AGL Deduction			74,882
ASSESSED VALUE			57,538
TOTAL EXEMPTION VALUE	HX HB	32,538	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			132,420
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	
														TOTAL OB/XF	6,320	

LAND DESCRIPTION																								
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							