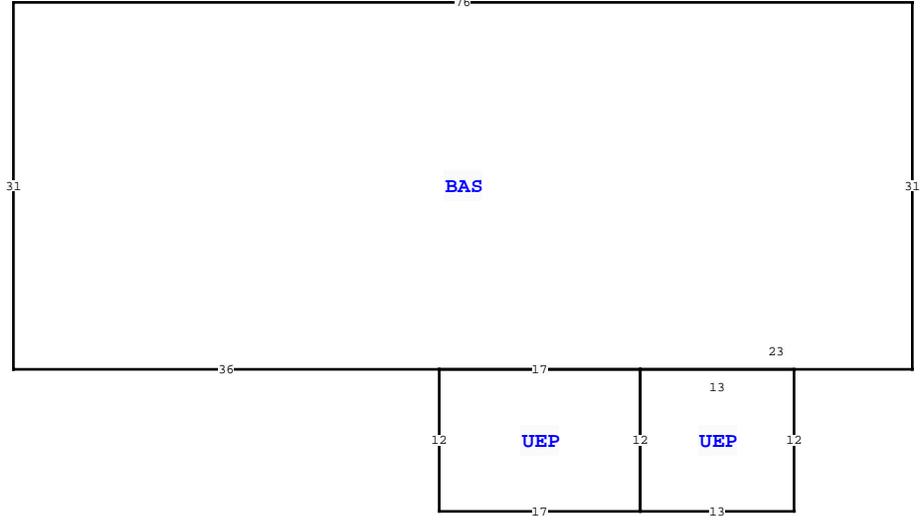




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	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	01
NEIGHBORHOOD/LOC	7316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
UEP	156	70	
UEP	204	70	
TOTALS	2,716		2,608 77,489

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2000		193,722	2000	1999	0	0	60.00	40.00
				Heated Area: 2356			HX Base Yr 2000				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		209,214	
TOTAL MARKET OB/XF VALUE		40,084	
TOTAL LAND VALUE - MARKET		134,000	
TOTAL MARKET VALUE		292,190	
SOH/AGL Deduction		35,567	
ASSESSED VALUE		256,623	
TOTAL EXEMPTION VALUE		98 HX HB 106,450	
BASE TAXABLE VALUE		150,173	
TOTAL JUST VALUE		383,298	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,245	
SALE:6:1: REFER TO NOTE SCREEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053962	Generator		09/02/2025
23396	M H	0	07/20/2005
15858	M H	125	08/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2169	1/21/2025	LE U		I	14	100
GRANTOR: JOHNSON ANNETTE ROWE						
GRANTEE:						
1201/0092	9/09/2010	QC U		I	11	100
GRANTOR: MELBE STALEY						
GRANTEE: JERRY G SR & ANNETT						

EXTRA FEATURES		342 NW ROWE CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	3.50
3	0210	GARAGE U	3.50
4	0060	CARPORT F	3.00
5	0060	CARPORT F	3.00
6	0190	FPLC PF	1,200.00
7	9945	Well/Sept	7,000.00
8	0210	GARAGE U	1.50
9	0296	SHED METAL	0.00
10	0294	SHED WOOD/	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1999
2	0296	SHED METAL	0	100	8	64.00	UT	3.50	3.50	100	1999
3	0210	GARAGE U	0	100	25	1,300.00	UT	3.50	3.50	100	2000
4	0060	CARPORT F	0	100	24	960.00	UT	3.00	3.00	75	2005
5	0060	CARPORT F	0	100	18	450.00	UT	3.00	3.00	100	2005
6	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999
7	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	
8	0210	GARAGE U	0	0	20	400.00	UT	1.50	1.50	100	1999
9	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2005
10	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2010
TOTAL OB/XF 19,884											

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	CLAS
1	0200	MBL HM	100
2	6200	PASTURE 3	0
3	5500	TIMBER 2	0
4	9910	MKT.VAL.AG	0
5	9600	WASTELAND	0
6	0200	MBL HM	0

L N	USE CODE	CLAS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.50	AC		1.00	1.00	1.00	280.00	280.00	3,780
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	445.00	445.00	1,112
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	96,000
5	9600	C	WASTELAND	0		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	800.00	800.00	8,000
6	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	3,000

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W76 S31 E36 UEP= S12 E17 N12 W17\$ E17 UEP= S12 E13 N12 W13\$ E23 N31\$.											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	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	01
NEIGHBORHOOD/LOC	7316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
UOP	484	25	
TOTALS	1,672		1,309 78,719

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
3	MANUF	1	0%	- 2000																							
Heated Area: 1188						HX Base Yr 2000																					
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>SPF</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/04/2026</td> <td></td> <td>10/16/2023</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF				05/04/2026		10/16/2023		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF																				
			05/04/2026		10/16/2023																						

COLUMBIA COUNTY PROPERTY				PAGE 2 of 3	3	
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NCON VALUE				5,700		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				359,245		
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2169	1/21/2025	LE U		I	14	100
GRANTOR: JOHNSON ANNETTE ROWE						
GRANTEE:						
1201/0092	9/09/2010	QC U		I	11	100
GRANTOR: MELBE STALEY						
GRANTEE: JERRY G SR & ANNETT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 S27 UOP= S11 E44 N11 W44\$ E44 N27\$.						

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
11	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000
12	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	0.00	100	2010	2010	3	100	200
13	9945	Well/Sept	0	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000
14	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	300
15	0104	GENERATOR	0	100	0	0	0	1.00	UT 6,000.00	6,000.00	100	2026	2025		95	5,700

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
7	0200	C	MBL HM	100			0.00	0.00	3.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	21,000							

