

COMM NE COR OF SW1/4 RUN WEST 16  
S 1361.77 FT, W 325.75 FT, N 136  
325.75 FT TO POB. (AKA LOT 30 CR

ROWOLD ROBERT M/ROWOLD MICHELLE R  
669 SW SCOUT GLN  
FORT WHITE, FL 32038

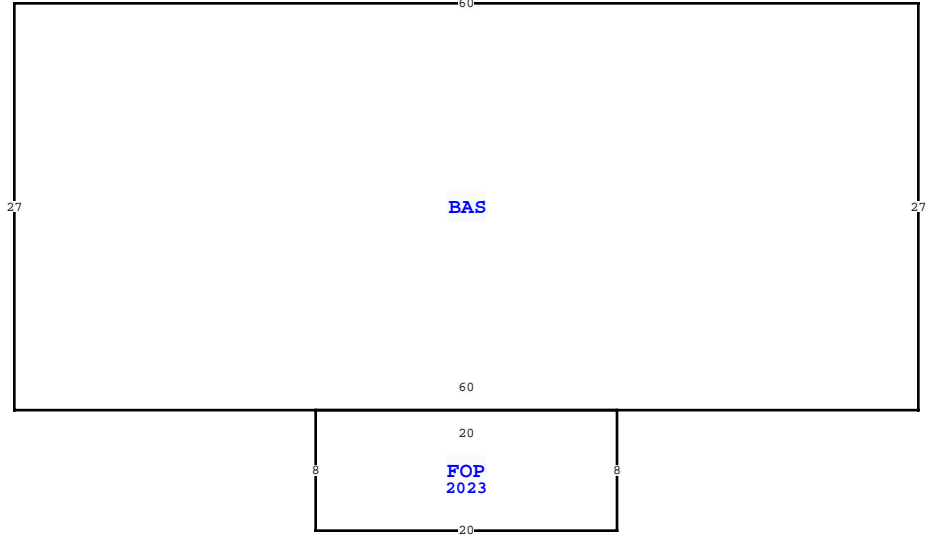
2026

12-6S-16-03816-130



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	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	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	02
NEIGHBORHOOD/LOC	12616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
FOP	160	35	2023
TOTALS	1,780		
TOTALS		1,676	147,485

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2024	Heated Area: 1620			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				147,485		
TOTAL MARKET OB/XF VALUE				21,000		
TOTAL LAND VALUE - MARKET				111,980		
TOTAL MARKET VALUE				182,055		
SOH/AGL Deduction				17,604		
ASSESSED VALUE				164,451		
TOTAL EXEMPTION VALUE				HX HB 13 157,451		
BASE TAXABLE VALUE				7,000		
TOTAL JUST VALUE				280,465		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				270,796		
PRMT:1:1: WALDRON						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
34143	M H	518	06/15/2016			
25233	M H	578	11/16/2006			
18308	M H	125	05/22/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1468/1497	5/31/2022	WD Q	Q	I	01	230,000
GRANTOR: BLUDWORTH DAVID G						
GRANTEE: ROWOLD ROBERT M						
1261/0567	9/06/2013	WD U	U	I	37	50,000
GRANTOR: KIM EDWARD & SUSAN M						
GRANTEE: DAVID G & DIANE E B						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W60 S27 E60 N27 \$						
FOP=[YR=2023;ORIG=-40,27] S8 E20 N8 W20 \$						

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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	2,500	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	UT	800.00	800.00	100	2023	2022		100	800	
TOTALS													21,000			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000								
2	6200	A	PASTURE 3	0			0.00	0.00	9.18	AC		1.00	1.00	1.00	280.00	280.00	2,570								
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	100,980								