

COMM SE COR OF NW1/4, RUN W 78.6
 N 266.39 FT FOR POB, RUN W 163.5
 N 266.37 FT, E 163.66 FT, S 266.

THOMAS CLARINE ROWE
 886 SW TUSTENUGGEE AVE
 LAKE CITY, FL 32025

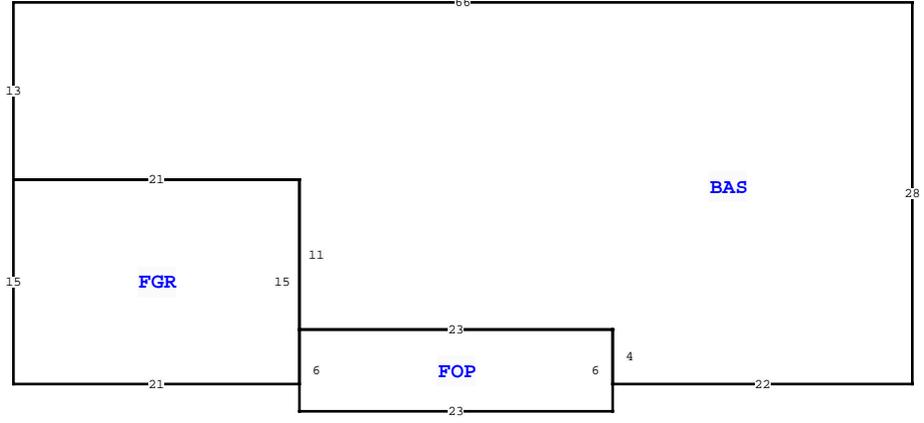
2026

20-4S-17-08606-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual 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	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,441	100	
FGR	315	55	
FOP	138	30	
TOTALS	1,894		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
Heated Area: 1441											
HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		142,278	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		14,000	
TOTAL MARKET VALUE		158,078	
SOH/AGL Deduction		0	
ASSESSED VALUE		158,078	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		158,078	
TOTAL JUST VALUE		158,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047490	Roof Replacement	8,918	06/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/673	12/27/2021	QC	U	I	11	0

GRANTOR: THOMAS CLARINE ROWE
 GRANTEE: THOMAS CLARINE ROWE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S13 FGR= S15 E21 N15 W21\$ E21 S11 FOP= S6 E23 N6 W23\$ E23 S4 E22 N28\$.	

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	50	0	0	3	50	1,000	
2	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	0	8	10	UT	5.00	5.00	100	1993	1993	3	100	400	

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							