BEG AT SE COR OF SW1/4 OF SEC,
RUN W 131.06 FT TO E R/W OF
I-75, NW ALONG 2956.64 FT, E

ROWAN WILLIAM RILEY &/GORHAM-ROWAN MARY MARGARET
MARY MARGARET GORHAM-ROWAN, 7040 BLUEBERRY HILL DR
TALLAHASSEE, FL 32308

2026

22-3S-16-02253-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	94,770
TOTAL MARKET VALUE	3,259
SOH/AGL Deduction	0
ASSESSED VALUE	3,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,259
TOTAL JUST VALUE	95,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13022	SFR	750	09/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/1334	9/23/2015	WD	U	V	30	100
GRANTOR: WILLIAM C ROWAN						
GRANTEE: WILLIAM RILEY ROWAN						
1167/0466	1/30/2009	WD	U	V	16	100
GRANTOR: WILLIAM C & JENNIFER						
GRANTEE: WILLIAM RILEY ROWAN						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.53	AC		1.00	1.00	1.00	281.00	281.00	2,959							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.53	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,770							

REVIEW DATE 02/20/2023 BY KS Total Acres: 10.53 Total Land Value: 2,959 Market: 94,770 Agricultural: 2,959 Common: 0 PRINTED 03/24/2026 BY SYS