BEG AT SE COR OF SW1/4 OF SEC
RUN W 131.06 FT TO E R/W OF
I-75, NW ALONG R/W 1430.78 FT,

ROWAN WILLIAM RILEY/ROWAN MARGARET
7040 BLUEBERRY HILL DR
TALLAHASSEE, FL 32308

2026

22-3S-16-02253-002

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	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	140,070
TOTAL MARKET VALUE	5,623
SOH/AGL Deduction	0
ASSESSED VALUE	5,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,623
TOTAL JUST VALUE	140,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/1251	12/10/2010	WD	U	V	16	100
GRANTOR: WILLIAM C & JENNIFER						
GRANTEE: WILLIAM RILEY & MAR						
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

LAND DESCRIPTION

TOTAL OB/XF 0

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	20.01	AC		1.00	1.00	1.00	281.00	281.00	5,623							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	140,070							

REVIEW DATE 02/20/2023 BY KS Total Acres: 20.01 Total Land Value: 5,623 Market: 140,070 Agricultural: 5,623 Common: 0 PRINTED 03/24/2026 BY SYS