COMM AT SE COR OF SW1/4 OF SEC
RUN W 131.06 FT TO E R/W OF
I-75, NW ALONG 1805.12 FT FOR

ROWAN WILLIAM RILEY &/GORHAM-ROWAN MARY MARGARET
MARY MARGARET GORHAM-ROWAN, 7040 BLUEBERRY HILL DR
TALLAHASSEE, FL 32303

2026

22-3S-16-02253-003

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	184,590
TOTAL MARKET VALUE	7,410
SOH/AGL Deduction	0
ASSESSED VALUE	7,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,410
TOTAL JUST VALUE	184,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/2096	1/12/2013	WD	U	V	11	100
GRANTOR: WILLIAM C ROWAN						
GRANTEE: WILLIAM R ROWAN & M						
1242/1100	9/07/2012	QC	U	V	11	100
GRANTOR: WILLIAM C ROWAN & JEN						
GRANTEE: WILLIAM C 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	26.37	AC		1.00	1.00	1.00	281.00	281.00	7,410							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.37	AC		1.00	1.00	1.00	7,000.00	7,000.00	184,590							

REVIEW DATE 02/20/2023 BY KS Total Acres: 26.37 Total Land Value: 7,410 Market: 184,590 Agricultural: 7,410 Common: 0 PRINTED 06/09/2026 BY SYS