

(FKA LOT 2, COUNTRY LAKE IN WOOD  
DESC AS): BEG AT NW COR LOT 4 CO  
WOODBOROUGH PHASE 1, SAID PT BEI

ROWAN WILLIAM RILEY  
7040 BLUEBERRY HILL DR  
TALLAHASSEE, FL 32303

2026

22-3S-16-02267-102



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 41,200 <b>TOTAL MARKET VALUE</b> 41,200 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 41,200 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 41,200 <b>TOTAL JUST VALUE</b> 41,200 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 41,200																							
DOR CODE 0000 VACANT																																											
MAP NUM MKT AREA 06																																											
NEIGHBORHOOD/LOC 22316.030 1.00/																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1508/75</td> <td>1/10/2024</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: ROWAN LIVING TRUST DA GRANTEE: ROWAN WILLIAM RILEY 1410/2413 5/02/2020 PB U V 18 0 GRANTOR: CLERK OF COURT GRANTEE: WILLIAM R ROWAN & R										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1508/75	1/10/2024	WD	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1508/75	1/10/2024	WD	U	V	11	100																																					
TOTALS										939 NW COUNTRY LAKE DR, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2025 MLU																							
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																											
																	<b>BUILDING NOTES</b>     																										
																	<b>BUILDING DIMENSIONS</b>     																										
LAND DESCRIPTION										TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0			0.00	0.00	4.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,200																										
<b>REVIEW DATE</b> 04/10/2025 <b>BY</b> MLU <b>Total Acres:</b> 4.12 <b>Total Land Value:</b> 41,200 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 41,200 <b>PRINTED 05/13/2026 BY SYS</b>																																											