

(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																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 41,200 TOTAL MARKET VALUE 41,200 SOH/AGL Deduction 0 ASSESSED VALUE 41,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 41,200 TOTAL JUST VALUE 41,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 41,200																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <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										BLD DATE XF DATE INC DATE 939 NW COUNTRY LAKE DR, LAKE CITY 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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
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	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																										
REVIEW DATE 04/10/2025 BY MLU Total Acres: 4.12 Total Land Value: 41,200 Market: 0 Agricultural: 0 Common: 41,200 PRINTED 06/30/2026 BY SYS																																											