

(FKA LOTS 22,24,26,28,30,32,34,3
LAKE IN WOODBOROUGH PHASE 2 DESC
COR OF W1/2 OF SE1/4, LESS EAST

ROWAN WILLIAM RILEY
7040 BLUEBERRY HILL DR
TALLAHASSEE, FL 32303

2026

22-3S-16-02267-122



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 48,875 TOTAL MARKET VALUE 48,875 SOH/AGL Deduction 0 ASSESSED VALUE 48,875 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,875 TOTAL JUST VALUE 48,875 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 48,875											
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																										
TOTALS EXTRA FEATURES 613 NW COUNTRY LAKE DR, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2025 MLU																															
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 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	3.91	AC		1.00	1.00	1.25	10,000.00	12,500.00	48,875														
REVIEW DATE 04/10/2025 BY MLU Total Acres: 3.91 Total Land Value: 48,875 Market: 0 Agricultural: 0 Common: 48,875 PRINTED 06/30/2026 BY SYS																															