COMM NW COR OF LOT 27, COUNTRY
LAKE IN WOODBOROUGH PHASE 2,
RUN N 7 DG E 62.52 FT FOR POB,

BERNECKER RUTHIE ROWAN
2305 TRIMBLE RD
TALLAHASSEE, FL 32303-3327

2026

22-3S-16-02267-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

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	456
TOTAL MARKET VALUE	456
SOH/AGL Deduction	0
ASSESSED VALUE	456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	456
TOTAL JUST VALUE	456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/2751	12/02/2013	WD	U	V	30	100
GRANTOR: WILLIAM C ROWAN (SING						
GRANTEE: RUTHIE ROWAN BERNEC						
1242/1102	9/07/2012	QC	U	V	11	100
GRANTOR: WOODBOROUGH CORPORATI						
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	0000	C	VAC RES	0			0.00	0.00	0.08	AC		1.00	1.00	1.00	5,700.00	5,700.00	456							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.08 Total Land Value: 456 Market: 0 Agricultural: 0 Common: 456 PRINTED 05/12/2026 BY SYS