

(FKA LOT 7, COUNTRY LAKE IN WOOD
DESC AS): BEG AT NW COR LOT 9 CO
WOODBOROUGH PHASE 1, N 65 DEG W

EXODUS 4 LLC
2370 FL-47
LAKE CITY, FL 32025

2026

22-3S-16-02267-143



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 35,000 TOTAL MARKET VALUE 35,000 SOH/AGL Deduction 0 ASSESSED VALUE 35,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,000 TOTAL JUST VALUE 35,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,000											
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															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1508/84 1/10/2024 WD Q V 01 38,900 GRANTOR: ROWAN RUTHIE RENE GRANTEE: EXODUS 4 LLC 1508/79 1/10/2024 WD U V 11 100 GRANTOR: ROWAN LIVING TRUST DA GRANTEE: ROWAN RUTHIE RENE											
TOTALS										834 NW COUNTRY LAKE DR, LAKE CITY										BLD DATE LGL DATE XF DATE LAND DATE 04/03/2025 MLU INC DATE AG DATE											
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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000														
REVIEW DATE 04/03/2025 BY MLU Total Acres: 1.31 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS																															