

BEG AT SW COR OF LOT 15 LAKE VALLEY IN WOODBOROUGH PHASE 4, RUN SE 275.04 FT TO W R/W OF

ROWAN LIVING TRUST DATED OCTOBER 3, 2007
7040 BLUEBERRY HILL DR
TALLAHASSEE, FL 32303

2026

22-3S-16-02269-001



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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,500 TOTAL MARKET VALUE 1,500 SOH/AGL Deduction 0 ASSESSED VALUE 1,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,500 TOTAL JUST VALUE 1,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,500									
DOR CODE		9600 WASTELAND/DUMPS																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM		22316.010 1.00/																													
NEIGHBORHOOD/LOC																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA											
																				OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1410/2413 5/01/2020 PB U V 18 0 GRANTOR: CLERK OF COURT GRANTEE: WILLIAM R ROWAN & R 1074/1852 2/06/2006 WD Q V 06 1,000 GRANTOR: THOMAS EARL & VELVA GRANTEE: WILLIAM ROWAN											
TOTALS										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE											
EXTRA FEATURES																				BUILDING NOTES											
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 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	9600	C	WASTELAND	0		RSF-2	0.00	0.00	1.00	UT		1.00	1.00	0.30	5,000.00	1,500.00	1,500														
REVIEW DATE 02/17/2023 BY ks Total Acres: 0.95 Total Land Value: 1,500 Market: 0 Agricultural: 0 Common: 1,500 PRINTED 06/29/2026 BY SYS																															