

NW1/4 OF NW1/4, EX 1 AC IN NW CO  
816-1551 & EX 0.5 AC OFF W SIDE  
THAT PART LYING WITHIN R/W FOR U

ROWLAND WILBURN EUGENE JR/ROWLAND BARBARA ADAMS  
22809 S US HIGHWAY 441  
HIGH SPRINGS, FL 32643

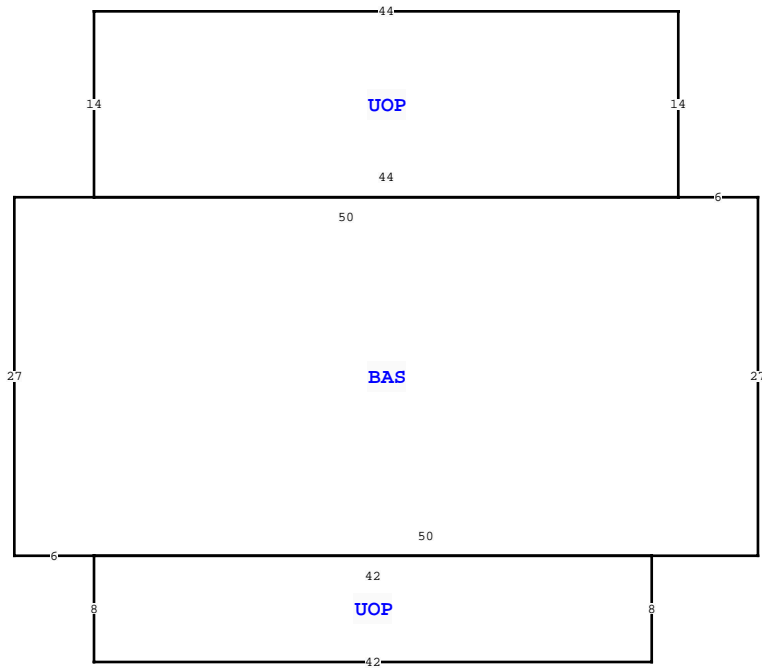
2026

22-7S-17-10049-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	336	25	
UOP	616	25	
TOTALS	2,464		
		1,750	163,740

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	100%	- 2022			Heated Area: 1512				HX Base Yr 2022		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			163,740	
TOTAL MARKET OB/XF VALUE			9,700	
TOTAL LAND VALUE - MARKET			140,670	
TOTAL MARKET VALUE			192,030	
SOH/AGL Deduction			0	
ASSESSED VALUE			192,030	
TOTAL EXEMPTION VALUE	HX HB VX SX		106,411	
BASE TAXABLE VALUE			85,619	
TOTAL JUST VALUE			314,110	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			306,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046075	Electrical Servic	0	12/09/2022
30898	M H	548	04/03/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/398	4/27/2021	WD Q	Q	I	01	310,000
GRANTOR: EMERSON CAMERON PACE						
GRANTEE: ROWLAND WILBURN EUG						
1253/0405	4/12/2013	WD U	U	I	11	0
GRANTOR: HAROLD W & MARIE Y WH						
GRANTEE: CAMERON PACE & ERIN						

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
1	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	1,500	
2	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
														TOTAL OB/XF	9,700	

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	
		05/07/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W6 UOP= N14 W44 S14 E44\$ W50 S27 E6 UOP= S8 E42 N8 W42\$E50 N27\$.													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	14,670							
2	6200	A	PASTURE 3	100					14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
3	9910	M	MKT. VAL. AG	100					14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							