LOT 8 LAKEWOOD ESTATES S/D.
818-1316, 836-2018, LE 1510-1361

ROWAND RALPH/ROWAND NANCY
154 NW EMPORIA GLN
LAKE CITY, FL 32055

2027

23-3S-16-02272-108

BUILDING CHARACTERISTICS

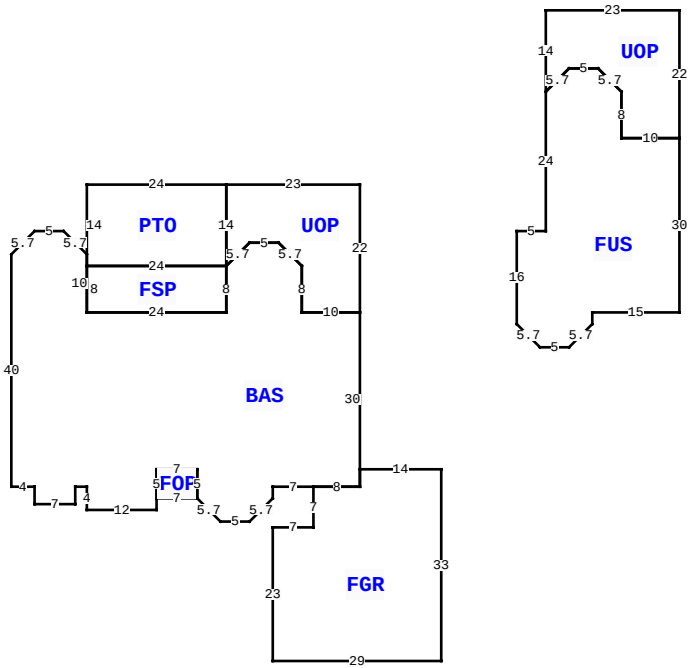
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	228,316
FGR	863	55		475	48,939
FOP	35	30		10	1,030
FSP	192	40		77	7,933
FUS	962	100		962	99,116
PTO	336	5		17	1,751
UOP	366	20		73	7,522
UOP	366	20		73	7,522
TOTALS	5,336			3,903	402,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,903	128.8402	141.72	553,133	1999	1999	0	0	0	27.30	72.70

1 SINGLE FAM 100% - 2000 Heated Area: 3178 HX Base Yr 2000



154 NW EMPORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2022 MLU
INC DATE		AG DATE	

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	635.00	UT	1.50	1.50	100	1999	1999	3	100	953	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1999	1999	3	50	540	
4	0083	DOCK-LAKE	0	100	0	0	90.00	UT	11.50	11.50	100	1999	1999	3	40	414	
5	0166	CONC,PAVMT	0	100	0	0	6,867.00	UT	2.00	2.00	100	1999	1999	3	100	13,734	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	540	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	540.00	540.00	100	2023	2022		100	540	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		402,128
TOTAL MARKET OB/XF VALUE		17,921
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		487,549
SOH/AGL Deduction		127,223
ASSESSED VALUE		360,326
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		308,915
TOTAL JUST VALUE		487,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,870

LAND:1:2: POOR LAKE ACCESS

LAND:1:1: 3.21 AC UPLAND, 6.10 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043414	Roof Replacement	23,052	12/20/2021
14801	SFR	470	12/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1361	3/05/2024	LE	U	I	14	100
GRANTOR: ROWAND RALPH						
GRANTEE: ROWAND RALPH (ENH L						
0836/2018	3/02/1997	WD	Q	V		54,000
GRANTOR: AUDREY BULLARD						
GRANTEE: RALPH & NANCY ROWAN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N22 W23 PTO= W24 S14 FSP= S8 E24 N8 W24$ E24 N14$ S14 U4 R4 E5 R4 D4 S8 E10$ BAS= W10 N8 U4 L4 W5 L4 D4 S8 W24 N10 U4 L4 W5 L4 D4 S40 E4 S3 E7 N3 E2 S4 E12 N2 FOP= E7 N5 W7 S5$ N5 E7 S5 D4 R4 E5 R4 U4 N2 E7 FGR= S7 W7 S23 E29 N33 W14 S3 W8$ E8 N30$ PTR= E40 FUS= E15N30 UOP= N22 W23 S14 U4 R4 E5 R4 D4 S8 E10$ W10 N8 U4 L4 W5 L4 D4 S24 W5 S16 D4 R4 E5 R4 U4 N2$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 17,921

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	75,000.00	67,500.00	67,500							

REVIEW DATE 05/16/2023 BY KS Total Acres: 6.09 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2026 BY SYS