LOT 1 BLOCK 11 ALSO BEGIN NW COR 11, RUN SE 34 FT, S'LY 137.9 FT LINE, SW 12 FT TO SE COR LOT 17,

WILLIAMS LARRY D/WILLIAMS LINDA M
142 SE ROWAND PL
LAKE CITY, FL 32025

2026

34-3S-17-07212-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

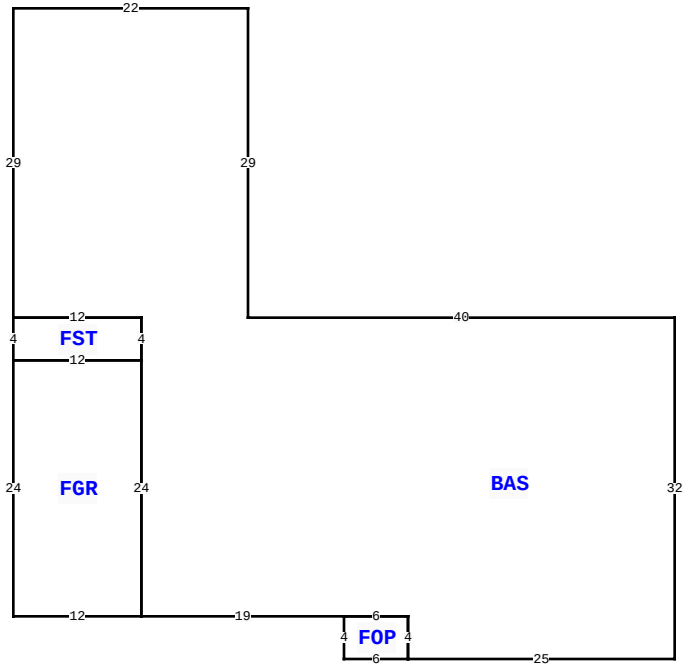
NEIGHBORHOOD/LOC 34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100		2,138	190,306
FGR	288	55		158	14,064
FOP	24	30		7	623
FST	48	55		26	2,314
TOTALS	2,498			2,329	207,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	122.2650	136.94	318,933	1963	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 2138 HX Base Yr 2010



142 SE ROWAND PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,306
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	248,706
SOH/AGL Deduction	113,591
ASSESSED VALUE	135,115
TOTAL EXEMPTION VALUE	13 HX HB 135,115
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	248,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34104	REMODEL	160	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/1947	2/19/2008	WD	Q	I		160,000

GRANTOR: SUE B ROWAND AS TRUST

GRANTEE: LARRY D & LINDA M W

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 N29 W22 S29 FST= S4E12 N4 W12$ E12 S4 FGR= W12 S24 E12 N24$ S24 E19 FOP= S4 E6 N4 W6$ E6 S4 E25 N32$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	0100	C	SFR	100		RSF-2	190.00	140.00	1.00	LT		1.00	1.00	1.80	22,500.00	40,500.00	40,500							

REVIEW DATE 01/30/2017 BY BC Total Acres: 0.61 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 06/25/2026 BY SYS