E DIV: THE E 90 FT OF THE W 105
269. (ALSO DESC AS: W1/2 OF BLK
15 FT OFF W SIDE).

ROMINE BRIAN/ROMINE BEVERLY ANN
258 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-13284-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

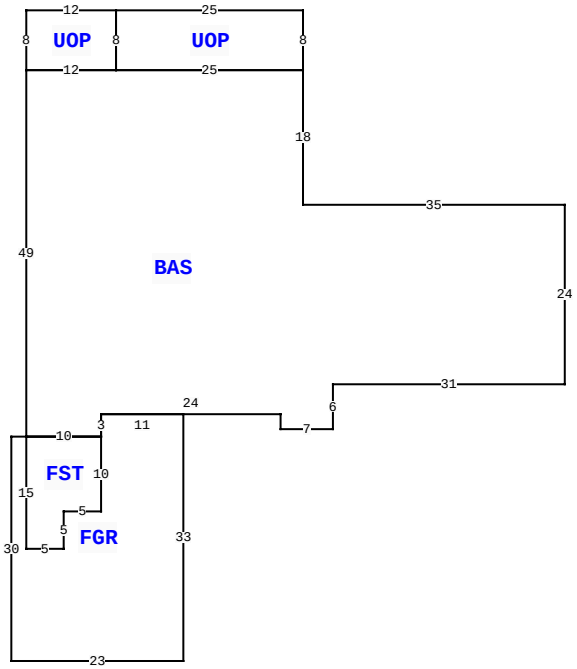
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,602	100		2,602	216,824
FGR	723	55		398	33,166
FST	125	55		69	5,750
UOP	96	20		19	1,583
UOP	200	20		40	3,333
TOTALS	3,746			3,128	260,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,128	114.4600	128.20	401,010	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2602 HX Base Yr 2021



258 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		260,656
TOTAL MARKET OB/XF VALUE		4,030
TOTAL LAND VALUE - MARKET		24,894
TOTAL MARKET VALUE		289,580
SOH/AGL Deduction		69,021
ASSESSED VALUE		220,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,837
TOTAL JUST VALUE		289,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
511	GARAGE	132	09/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/1692	10/05/2020	WD	Q	I	01	229,000
GRANTOR: CLIFFORD & CAROL COOK						
GRANTEE: BRIAN & BEVERLY ANN						
1340/1755	7/13/2017	WD	Q	I	01	143,000
GRANTOR: DARRELL J WARREN						
GRANTEE: CLIFFORD & CAROL CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N18 UOP= N8 W25 S8 E25$ W25 UOP= N8 W12 S8 E12$ W12 S49 FST= S15 E5 N5 E5 N10 W10$ FGR= W2 S30 E23 N33 W11 S3 W10$ E10 N3E24 S2 E7 N6 E31 N24$.

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	750	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1,161.00	UT	1.50	1.50	100	1993	1993	3	100	1,742	
4	0166	CONC,PAVMT	0	100	0	0	282.00	UT	1.20	1.20	100	1993	1993	3	100	338	

LAND DESCRIPTION

TOTAL OB/XF 4,030

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		00	0.00	0.00	14,225.00	SF		1.00	1.00	1.00	1.75	1.75	24,894							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.33 Total Land Value: 24,894 Market: 0 Agricultural: 0 Common: 24,894 PRINTED 11/18/2025 BY SYS