LOT 18 FRANK THOMAS S/D UNREC.
COMM 181 FT N OF SW COR OF NE1/4
FT, N 237.50 FT FOR POB, CONT N

ROMANCZUK MICHAEL E/ROMANCZUK JUDITH A
4348 BLUE HERON
PONTE VEDRA BEACH, FL 32082

2025

01-2S-17-04659-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

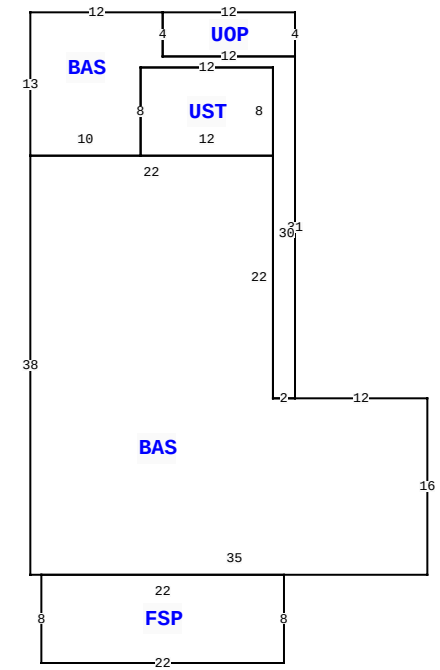
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur		N/A 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	212	100		212	9,376
BAS	1,060	100		1,060	46,879
FSP	176	40		70	3,096
UOP	48	20		10	442
UST	96	45		43	1,902
TOTALS	1,592			1,395	61,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,395	60.7500	68.04	94,916	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1272 HX Base Yr



318 NE PENOLA WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,695
TOTAL MARKET OB/XF VALUE	3,942
TOTAL LAND VALUE - MARKET	6,272
TOTAL MARKET VALUE	71,909
SOH/AGL Deduction	506
ASSESSED VALUE	71,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,403
TOTAL JUST VALUE	71,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0838/0485	4/18/1997	WD	Q	I		13,000

GRANTOR: OGDEN

GRANTEE: ROMANCZUK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N31 UOP= N4 W12 S4 E12$ W12 N4 W12 S13 E10 N8 E12 S30 E2$ W2 N22 UST= N8 W12 S8 E12$ W22 S38 E1 FSP= S8 E22 N8 W22$ E35 N16$.

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	0294	SHED WOOD/	0	0	12	24	288.00	UT	9.00	9.00	100	2005	2005	3	100	2,592	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 3,942

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	0		00	0.00	0.00	1.12	AC		1.00	1.00	1.00	5,600.00	5,600.00	6,272							

REVIEW DATE 07/23/2015 BY DF Total Acres: 1.12 Total Land Value: 6,272 Market: 0 Agricultural: 0 Common: 6,272 PRINTED 08/15/2025 BY SYS