COMM SW COR OF NE1/4 OF NW1/4, E
POB, CONT E 501.41 FT TO W R/W O
RD, N 12 DEG E 190.82 FT, N 77 D

ROMKEY STEVE
765 NW TURNER AVE
LAKE CITY, FL 32055

**2026**

**04-3S-17-04839-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

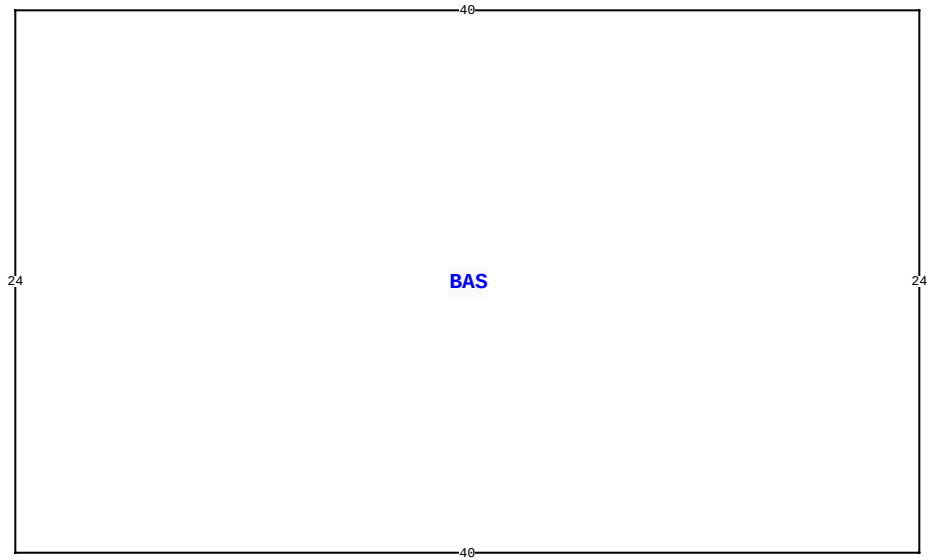
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 4317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 21,442 |
| TOTALS | 960 | | | 960 | 21,442 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 960 | 93.0690 | 55.84 | 53,606 | 1992 | 1992 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

1574 NE TRIPLE RUN RD, LAKE CITY

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 40,504 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 24,990 |
| TOTAL MARKET VALUE | 65,494 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 65,494 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 65,494 |
| TOTAL JUST VALUE | 65,494 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,494 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1531/909 | 12/10/2024 | WD | Q | I | 01 | 90,000 |

GRANTOR: BAG FARMS LLC
GRANTEE: ROMKEY STEVE

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 8,500 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.94 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 16,490 | | | | | | | |

REVIEW DATE 02/10/2025 BY TP Total Acres: 2.94 Total Land Value: 24,990 Market: 0 Agricultural: 0 Common: 24,990 PRINTED 11/18/2025 BY SYS

COMM SW COR OF NE1/4 OF NW1/4, E
POB, CONT E 501.41 FT TO W R/W O
RD, N 12 DEG E 190.82 FT, N 77 D

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## COLUMBIA COUNTY PROPERTY



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| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 19,062 |
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### MARKET ADJUSTMENTS

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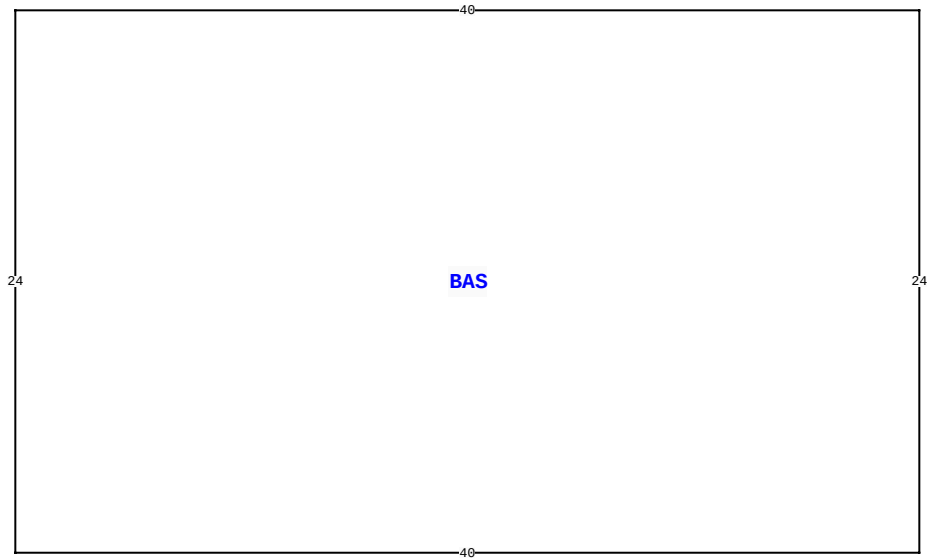
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 960 | 82.7280 | 49.64 | 47,654 | 1992 | 1992 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr




1574 NE TRIPLE RUN RD, LAKE CITY

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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TOTAL OB/XF 0

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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