LOT 8 OAKFIELD ACRES PHASE I.

ORB 713-600, 767-1294, 771-819,

ROMANO THOMAS W TRUSTEE OF THE
THOMAS W ROMANO REV LIV TRUST, 6021 WESTFALL RD
LAKE WORTH, FL 33463

2026

09-5S-16-03498-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

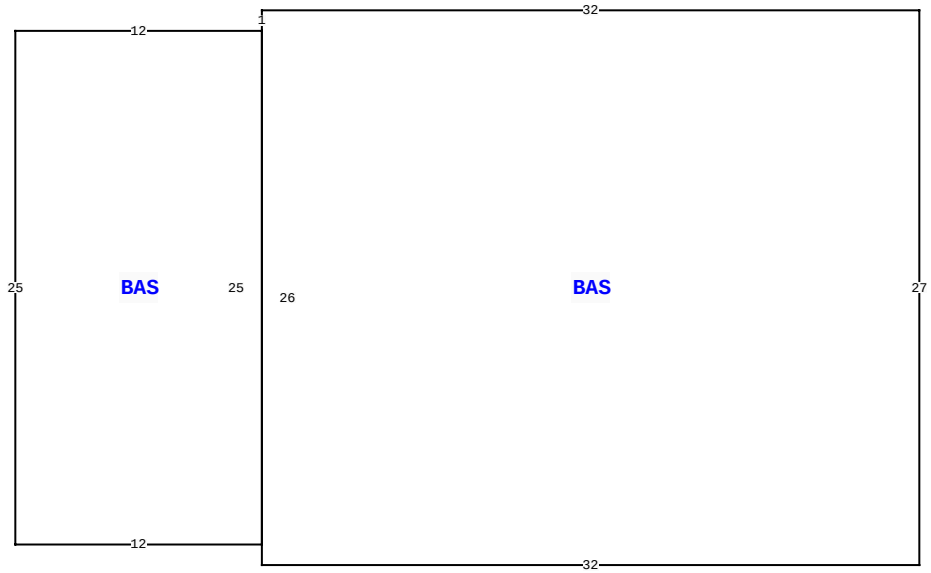
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	3,658
BAS	864	100		864	10,536
TOTALS	1,164			1,164	14,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,164	101.6100	60.97	70,969	1991	1991	0	0	20	60.00	20.00

1 MOBILE HME 0% - 0 Heated Area: 1164 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/07/2025 MLU
AG DATE	

7268 SW COUNTY ROAD 240 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,194
TOTAL MARKET OB/XF VALUE	13,498
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	77,692
SOH/AGL Deduction	7,903
ASSESSED VALUE	69,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,789
TOTAL JUST VALUE	77,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9598	M H	125	04/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1145/0309	3/03/2008	WD	Q	I	01	100
GRANTOR: THOMAS W ROMANO						
GRANTEE: THOMAS W ROMANO TRU						
1115/1416	3/29/2007	QC	Q	I	01	100
GRANTOR: JOSEPH R ROMANO						
GRANTEE: THOMAS W ROMANO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S1 BAS= W12 S25 E12N25$ S26 E32 N27$.

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	0	10	24	240.00	UT	2.00	2.00	70	1995	1995	3	70	336	
2	0210	GARAGE U	0	0	20	20	400.00	UT	18.00	18.00	50	2006	2006	3	50	3,600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2014	2014	3	50	150	
5	0166	CONC,PAVMT	0	0	12	44	528.00	UT	2.00	2.00	75	2016	2016	3	75	792	
6	0296	SHED METAL	0	0	20	12	240.00	UT	9.00	9.00	75	2016	2016	3	75	1,620	

LAND DESCRIPTION

TOTAL OB/XF 13,498

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/28/2019 BY BC Total Acres: 4.06 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/01/2025 BY SYS