LOT 31 PRICE CREEK LANDING.
790-068, 792-2458, 948-1257, 962

WHEELER JAMES D/WHEELER ROBIN
150 SE ROMEO LANE
LAKE CITY, FL 32025

2026

14-4S-17-08354-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

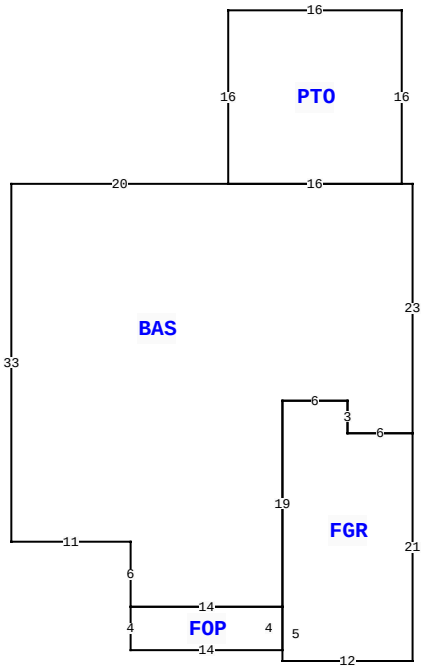
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100		1,167	110,214
FGR	270	55		148	13,977
FOP	56	30		17	1,605
PTO	256	5		13	1,228
TOTALS	1,749			1,345	127,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	118.3520	132.55	178,280	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2003 Heated Area: 1167 HX Base Yr 2003



150 SE ROMEO LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,024
TOTAL MARKET OB/XF VALUE		4,174
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		146,198
SOH/AGL Deduction		41,760
ASSESSED VALUE		104,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,716
TOTAL JUST VALUE		146,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045146	Roof Replacement	9,803	08/10/2022
19961	SFR	224	09/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0962/2641	9/19/2002	WD	Q	V		12,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: JAMES D & ROBIN WHE						
0948/1257	3/04/2002	WD	U	V	08	142,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: THREE RIVERS HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S33 E11 S6 FOP= S4 E14 N4 W14$ E14 FGR= S5 E12 N21 W6 N3 W6 S19$ N19 E6 S3 E6 N23 W1 PTO= N16 W16 S16 E16$ W16$.

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	612.00	UT	2.00	2.00	100	2002	2002	3	100	1,224	
2	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2005	2005	3	50	250	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 4,174

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 04/18/2017 BY DF Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS