LOT 36 PRICE CREEK LANDING.
765-931, 805-686, 948-1257, 980-

PACHAS JACQUELINE
254 SE ROMEO LN
LAKE CITY, FL 32025

2026

14-4S-17-08354-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

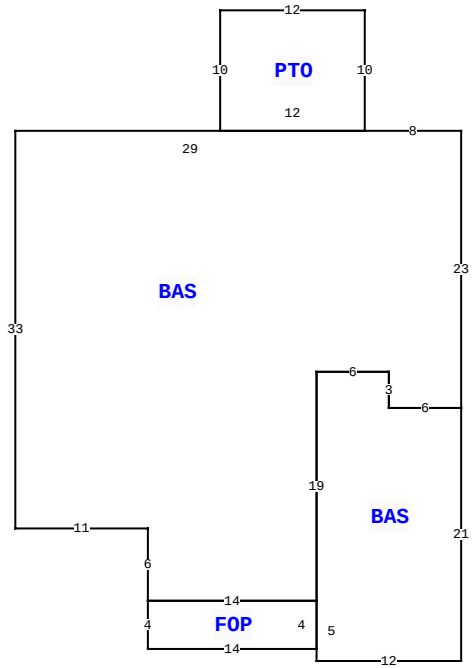
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	270	100		270	26,567
BAS	1,167	100		1,167	114,829
FOP	56	30		17	1,673
PTO	120	5		6	590
TOTALS	1,613			1,460	143,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	121.1760	135.72	198,151	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2005 Heated Area: 1437 HX Base Yr 2005



254 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		143,659
TOTAL MARKET OB/XF VALUE		2,304
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		160,963
SOH/AGL Deduction		54,758
ASSESSED VALUE		106,205
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,483
TOTAL JUST VALUE		160,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,440

SALE:2:1: INCLUDED 08354-142

SALE:1:1: INCLUDED 08354-142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38446	MAINT/ALTR	75	08/06/2019
20243	SFR	224	12/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/1181	4/02/2003	WD	Q	I		79,900

GRANTOR: THREE RIVERS HOUSING

GRANTEE: JACQUELINE PACHAS

0948/1257	3/04/2002	WD	U	V	08	142,500

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: THREE RIVERS HOUSIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 PTO= N10 W12 S10 E12$ W29 S33 E11 S6 FOP= S4 E14 N4 W14$ E14 BAS= S5 E12 N21 W6 N3 W6 S19$ N19 E6 S3 E6 N23$.

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	802.00	UT	2.00	2.00	100	2003	2003	3	100	1,604	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,304

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 09/19/2019 BY RP Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/02/2025 BY SYS