LOTS 39, 40 & 41 PRICE CREEK LAN
790-068, 792-2458, 900-088, WD 1

ALLINDER DAVIS E JR/ALLINDER NORMA S
209 SE ROMEO LN
LAKE CITY, FL 32025

2026

14-4S-17-08354-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 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

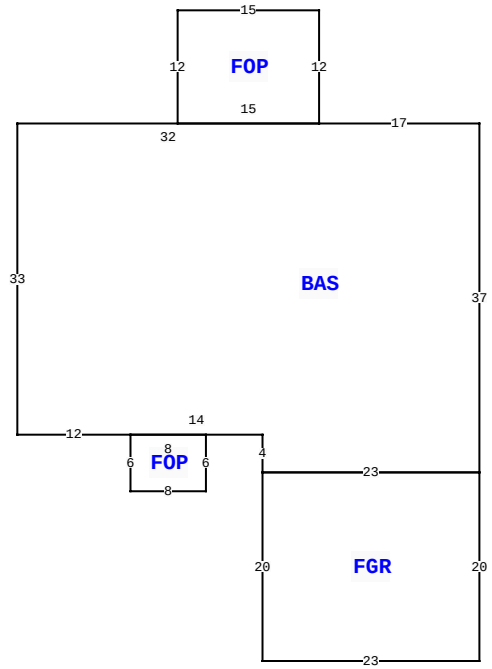
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100		1,709	165,872
FGR	460	55		253	24,556
FOP	48	30		14	1,359
FOP	180	30		54	5,241
TOTALS	2,397			2,030	197,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	115.5420	129.41	262,702	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1709 HX Base Yr 2001



183 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		197,026
TOTAL MARKET OB/XF VALUE		18,488
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		256,014
SOH/AGL Deduction		66,843
ASSESSED VALUE		189,171
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,449
TOTAL JUST VALUE		256,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17218	SFR	275	07/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/1083	6/16/2009	PR	U	V	19	20,000
GRANTOR: NATHAN DANIEL GOTTSCH						
GRANTEE: DAVIS E JR & NORMA						
1175/1175	6/01/2009	QC	U	V	11	100
GRANTOR: WENDY L GOTTSCHALK KN						
GRANTEE: ESTATE OF WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N12 W15 S12 E15$ W32 S33 E12 FOP= S6 E8 N6 W8$E14 S4 FGR= S20 E23 N20 W23$ E23 N37$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,525.00	UT	1.50	1.50	100	2000	2000	3	100	2,288	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
4	0210	GARAGE U	0	100	24	30	720.00	UT	16.00	16.00	100	2013	2013	3	100	11,520	
5	0060	CARPORT F	0	100	24	20	480.00	UT	3.50	3.50	100	2013	2013	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 18,488

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	0.90	15,000.00	13,500.00	13,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	15,000.00	13,500.00	13,500							
3	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	15,000.00	13,500.00	13,500							

REVIEW DATE 04/18/2017 BY DF Total Acres: 1.53 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/18/2025 BY SYS