LOT 43 PRICE CREEK LANDING.
790-68, 792-2458, 1013-2067, WD

SOLANO LUIS/SOLANO JANET
123 SE ROMEO LN
LAKE CITY, FL 32025

2026

14-4S-17-08354-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

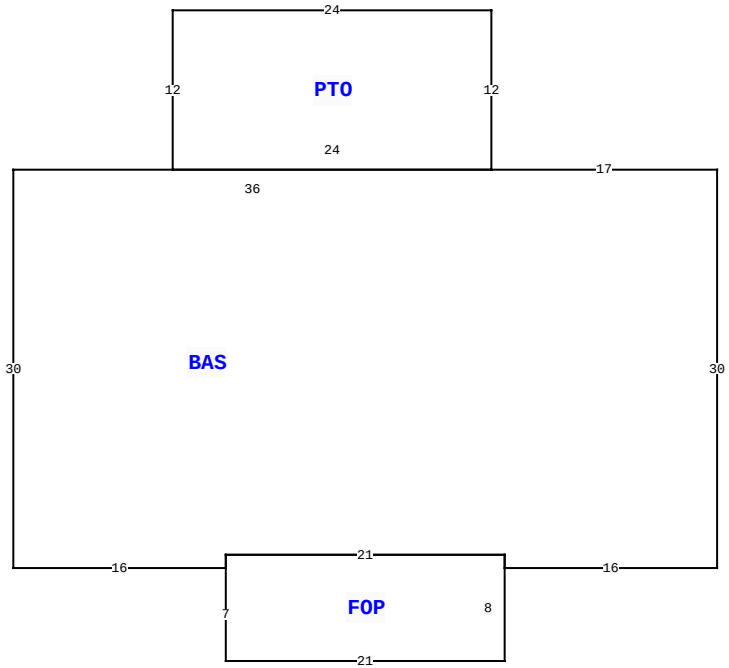
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,569	100		1,569	160,361
FOP	168	30		50	5,110
PTO	288	5		14	1,431
TOTALS	2,025			1,633	166,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	112.6620	126.18	206,052	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1569 HX Base Yr 2022



123 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		166,902
TOTAL MARKET OB/XF VALUE		2,624
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		184,526
SOH/AGL Deduction		18,763
ASSESSED VALUE		165,763
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,041
TOTAL JUST VALUE		184,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,587

SALE:1:2: UNQ SALE DUE TO DATE

SALE:1:1: AGREEMENT FOR DEED DATED SEPT 2000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046315	Solar Power Syste	49,947	01/20/2023
37208	MAINT/ALTR	75	09/13/2018
22768	ADDN SFR	300	02/02/2005
18458	SFR	289	06/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/1396	5/25/2021	QC	U	I	11	100
GRANTOR: SOLANO LUIS						
GRANTEE: SOLANO LUIS						
1435/747	4/13/2021	WD	Q	I	01	150,000
GRANTOR: MELVIN-O'NEAL MARY E						
GRANTEE: SOLANO LUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N12 W24 S12 E24$ W36 S30 E16 FOP= S7 E21 N8 W21 S1$ N1 E21 S1 E16 N30$.

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	816.00	UT	3.00	3.00	50	2006	2006	3	50	1,224	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,624

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 10/03/2018 BY DF Total Acres: 0.51 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS