

COMM NW COR OF SE1/4 OF NE1/4, E
W MAINT R/W OF SW WALTER AVE, S
FT FOR POB, CONT S 530.58 FT, W

ROMERO-NICOT JOSE E
112 SW CAPALLIA GLN
LAKE CITY, FL 32024

2026

14-5S-16-03618-001



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		15	HARDTILE 80		
Interior Floo		13	LAM/VNLPLK 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		14516.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100		2,238	262,591
FOP	192	30		58	6,805
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TOTALS		2,622		2,354	276,202

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,354	116.4000	130.37	306,891	2006	2015	0	0	0	10.00	90.00
3 SINGLE FAM 0% - 2025 Heated Area: 2238 HX Base Yr												
112 SW CAPALLIA GLN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

EXTRA FEATURES							112 SW CAPALLIA GLN, LAKE CITY				INC DATE						AG DATE	
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES	
1	0296	SHED METAL	0	0	24	26	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,616		
2	0070	CARPORT UF	0	0	30	60	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,700		
3	0060	CARPORT F	0	0	28	42	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,116		
4	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	15,000		
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500		
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500		
7	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300		
8	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000		
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000		

LAND DESCRIPTION										TOTAL OB/XF							31,732		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	0100	C	SFR	0		A-1	0.00	0.00	9.95	AC		1.00	1.00	1.00	9,500.00	9,500.00			

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										276,202		
TOTAL MARKET OB/XF VALUE										31,732		
TOTAL LAND VALUE - MARKET										94,525		
TOTAL MARKET VALUE										402,459		
SOH/AGL Deduction										0		
ASSESSED VALUE										402,459		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										402,459		
TOTAL JUST VALUE										402,459		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										405,528		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050248	Electrical Servic	0	07/01/2024
29682	M H	398	09/14/2011
28246	M H	557	12/01/2009
24286	SFR	651	03/23/2006
19014	M H	125	12/06/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1514/1155	4/26/2024	WD	Q	I	01	525,000			
GRANTOR: CAPALLIA FRANK									
GRANTEE: ROMERO-NICOT JOSE E									
1394/2449	9/17/2019	QC	U	I	11	100			
GRANTOR: CHASE R CAPALLIA & CO									
GRANTEE: FRANK CAPALLIA									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W23 FOP= N8 W24 S8 E24\$ W49 S31 E18 N3 E7 S5 FOP= S8 E24 N8 W24\$ E24 N5 E7 S3 E16 N31\$.												