LOT 9 & 10 BLK B OSCEOLA ESTATES
539-104, 712-890, 773-1781, 792-

ROMINE CECIL/ROMINE SHARON
173 NE CARRIER PL
LAKE CITY, FL 32055

2026

15-3S-18-10280-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

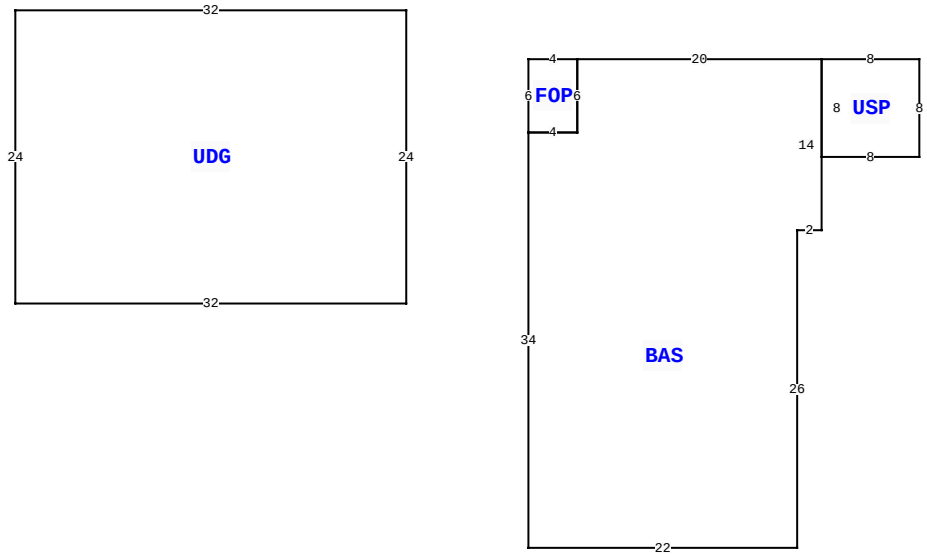
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100		884	47,042
FOP	24	30		7	372
UDG	768	55		422	22,457
USP	64	35		22	1,171
TOTALS	1,740			1,335	71,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,335	73.1000	81.87	109,296	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 884 HX Base Yr 2025



173 NE CARRIER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,042
TOTAL MARKET OB/XF VALUE		350
TOTAL LAND VALUE - MARKET		7,440
TOTAL MARKET VALUE		78,832
SOH/AGL Deduction		0
ASSESSED VALUE		78,832
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,110
TOTAL JUST VALUE		78,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/1016	7/23/2019	LE	U	I	14	100
GRANTOR: CECIL HERBERT & SHARO						
GRANTEE: MICHAEL ROMINE, AMY						
1320/0347	8/12/2016	WD	Q	I	01	65,000
GRANTOR: KENNETH K & SHIRLEY B						
GRANTEE: CECIL & SHARON ROMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-119,-30] W20 S6 W4 S34 E22 N26 E2 N14 $
UDG=[ORIG=-153,-10] N24 W32 S24 E32 $
FOP=[ORIG=-143,-30] E4 S6 W4 N6 $
USP=[ORIG=-119,-30] E8 S8 W8 N8 $
.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 350

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		00	234.00	148.00	0.80	AC		1.00	1.00	1.00	9,300.00	9,300.00	7,440							

REVIEW DATE 02/23/2021 BY JB Total Acres: 0.80 Total Land Value: 7,440 Market: 0 Agricultural: 0 Common: 7,440 PRINTED 11/21/2025 BY SYS