

COMM SW COR, RUN E 420 FT, N 228
E 90 FT TO E R/W SR-25A, NW ALON
E 78.91 FT, NE 129.51 FT, E 373.

WILLIAMS RUBY
113 NE ROMAN TER
LAKE CITY, FL 32055

2026

27-3S-17-05583-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																				
Exterior Wall	31	VINYL SID 100	0100	01	1,417	107.7000	120.62	170,919	1959	1959	0	0	0	35.00	65.00	VALUATION BY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 1250																			
Roof Cover	12	MODULAR MT 100														HX Base Yr																			
Interior Wall	04	PLYWOOD 90														Tax Group: 3																			
Interior Wall	05	DRYWALL 10														BUILDING MARKET VALUE										111,097									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE										8,800									
Interior Floo	04	CARPET 80														TOTAL LAND VALUE - MARKET										28,440									
Interior Floo	08	SHT VINYL 20														TOTAL MARKET VALUE										148,337									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										105,618									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										42,719									
Bedrooms	3	100														TOTAL EXEMPTION VALUE										HX HB WX 30,000									
Bathrooms	1	100														BASE TAXABLE VALUE										12,719									
Frame	01	NONE 100														TOTAL JUST VALUE										148,337									
Stories	1.	1. 100	NCON VALUE										0																						
Architectual	05	CONV 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 148,337																						
Units	0	100	XFOB:2:1: SON OR DAUGHTER USES HOOKUP																																
Condition Adj	03	03 100																																	
Kitchen Adjus	01	01 100																																	
Quality	05	05																																	
DOR CODE	0100 SINGLE FAMILY																																		
MAP NUM			MKT AREA		04																														
NEIGHBORHOOD/LOC	27317.00		1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,250	100		1,250	98,004																														
FOP	170	30		51	3,999																														
UCP	200	20		40	3,136																														
UOP	110	20		22	1,725																														
UST	121	45		54	4,233																														
TOTALS	1,851			1,417	111,097																														
EXTRA FEATURES					119 NE ROMAN TER, LAKE CITY																														
L N	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	0210	GARAGE U	0	100	20	20		1.00	UT 0.00		0.00	100	0	0	3	100	500																		
2	9910	RV SITE/RE	0	100	0	0		1.00	UT 2,000.00		2,000.00	100	0	0	3	100	1,150																		
3	0040	BARN,POLE	0	100	30	30		900.00	UT 2.50		2.50	100	1993	1993	3	100	2,250																		
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00		0.00	100	1993	1993	3	100	300																		
5	9947	Septic	0	0	0	0		1.00	UT 3,000.00		3,000.00	100			3	100	3,000																		
6	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00		1,200.00	100	2012	2012	3	100	1,200																		
7	0080	DECKING	0	100	0	0		1.00	UT 0.00		0.00	100	2012	2012	3	100	100																		
8	0296	SHED METAL	0	100	0	0		1.00	UT 0.00		0.00	100	2012	2012	3	100	200																		
9	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00		0.00	100	2012	2012	3	100	100																		
LAND DESCRIPTION										TOTAL OB/XF 8,800																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																		
2	0000	C	VAC RES	100		00	0.00	0.00	1.41	AC		1.00	1.00	1.00	9,000.00	9,000.00	12,690																		
3	0000	C	VAC RES	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.50	9,000.00	13,500.00	6,750																		
REVIEW DATE 12/09/2019 BY KR Total Acres: 2.91 Total Land Value: 28,440 Market: 0 Agricultural: 0 Common: 28,440 PRINTED 11/07/2025 BY SYS																																			