LOT 12 BLOCK 7 MORNINGSIDE HEIGH

468-236,

ROMINE EARNEST LEO/ROMINE SANDRA
224 SE MARGARET DR
LAKE CITY, FL 32025

**2025**

**33-3S-17-06426-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

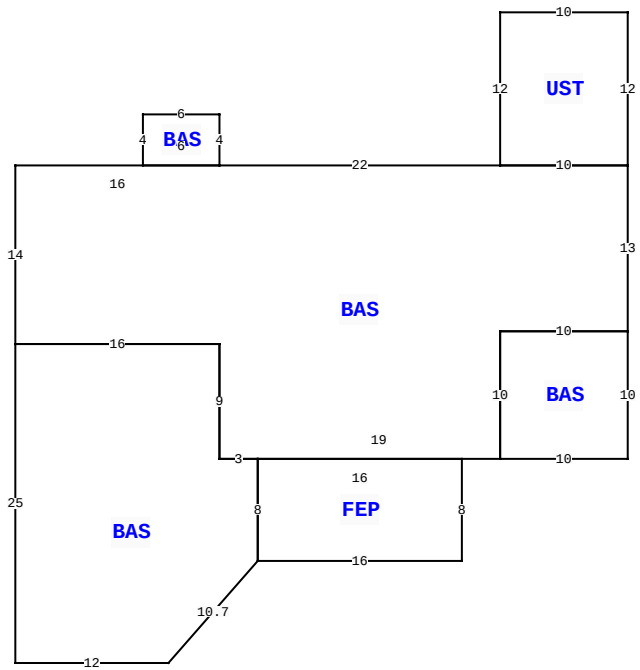
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.060 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 24 | 100 | | 24 | 1,382 |
| BAS | 100 | 100 | | 100 | 5,757 |
| BAS | 420 | 100 | | 420 | 24,179 |
| BAS | 860 | 100 | | 860 | 49,509 |
| FEP | 128 | 80 | | 102 | 5,872 |
| UST | 120 | 45 | | 54 | 3,109 |
| TOTALS | 1,652 | | | 1,560 | 89,807 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,560 | 93.4524 | 104.67 | 163,285 | 1950 | 1950 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1404 HX Base Yr




224 SE MARGARET DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 89,807 |
| TOTAL MARKET OB/XF VALUE | | 1,500 |
| TOTAL LAND VALUE - MARKET | | 4,356 |
| TOTAL MARKET VALUE | | 95,663 |
| SOH/AGL Deduction | | 59,383 |
| ASSESSED VALUE | | 36,280 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 11,280 |
| TOTAL JUST VALUE | | 95,663 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 90,052 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044816 | Solar Power Syste | 34,641 | 06/27/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W22 BAS= N4 W6 S4 E6$ W16 S14 BAS= S25 E12 R7 U8 N8 W3 N9 W16$ E16 S9 E3 FEP= S8 E16 N8 W16$ E19 BAS= E10 N10 W10 S10$ N10 E10 N13 UST= N12 W10 S12 E10$ W10$.

## 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 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | | RSF/MH | 70.00 | 125.00 | 8,712.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 4,356 | | | | | | | |

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.20 Total Land Value: 4,356 Market: 0 Agricultural: 0 Common: 4,356 PRINTED 08/15/2025 BY SYS