

E DIV: THE E 90 FT OF THE W 105  
269. (ALSO DESC AS: W1/2 OF BLK  
15 FT OFF W SIDE).

ROMINE BRIAN/ROMINE BEVERLY ANN  
258 SE SAINT JOHNS ST  
LAKE CITY, FL 32025

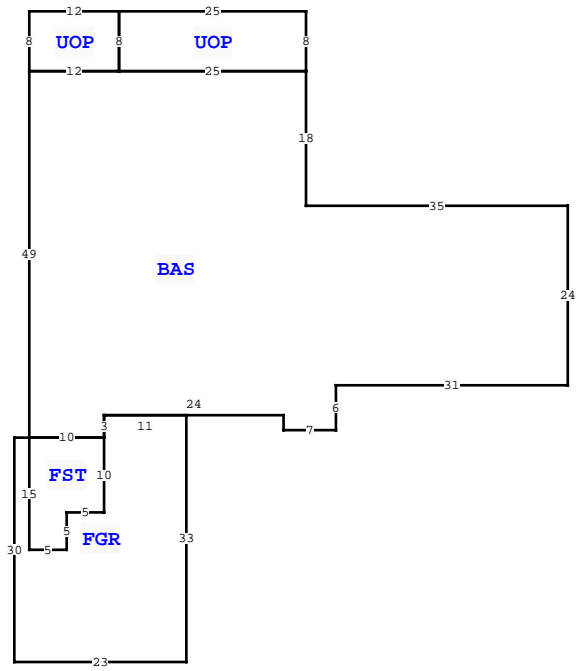
2026

00-00-00-13284-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,602	100	
FGR	723	55	
FST	125	55	
UOP	96	20	
UOP	200	20	
TOTALS	3,746		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
				Heated Area: 2602			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			260,656
TOTAL MARKET OB/XF VALUE			4,030
TOTAL LAND VALUE - MARKET			24,894
TOTAL MARKET VALUE			289,580
SOH/AGL Deduction			69,663
ASSESSED VALUE			219,917
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			168,506
TOTAL JUST VALUE			289,580
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
511	GARAGE	132	09/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1692	10/05/2020	WD	Q	I	01	229,000
GRANTOR: CLIFFORD & CAROL COOK						
GRANTEE: BRIAN & BEVERLY ANN						
1340/1755	7/13/2017	WD	Q	I	01	143,000
GRANTOR: DARRELL J WARREN						
GRANTEE: CLIFFORD & CAROL CO						

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

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	750	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC, PAVMT	0	100	0	0	1,161.00	UT	1.50	100	1993	1993	3	100	1,742	
4	0166	CONC, PAVMT	0	100	0	0	282.00	UT	1.20	100	1993	1993	3	100	338	

BUILDING DIMENSIONS	
BAS= W35 N18 UOP= N8 W25 S8 E25\$ W25 UOP= N8 W12 S8 E12\$ W12 S49 FST= S15 E5 N5 E5 N10 W10\$ FGR= W2 S30 E23 N33 W11 S3 W10\$ E10 N3E24 S2 E7 N6 E31 N24\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	0133	C	SFR LAKE	100		00	0.00	0.00	14,225.00	SF		1.00	1.00	1.00	1.75	1.75	24,894							