

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					
ELEMENT	CD CONSTRUCTION				
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 Units	05 CONV 100 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,602	100		2,602	216,824
FGR	723	55		398	33,166
FST	125	55		69	5,750
UOP	96	20		19	1,583
UOP	200	20		40	3,333
TOTALS	3,746			3,128	260,656

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,128	114.4600	128.20	401,010	1958	1958	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2602 HX Base Yr 2021

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
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			69,021
ASSESSED VALUE			220,559
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			169,837
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	Q	I	01	229,000
GRANTOR: CLIFFORD & CAROL COOK						
GRANTEE: BRIAN & BEVERLY ANN						
1340/1755	7/13/2017	WD Q	Q	I	01	143,000
GRANTOR: DARRELL J WARREN						
GRANTEE: CLIFFORD & CAROL CO						

EXTRA FEATURES											
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0166	CONC, PAVMT	0	100	0	0	1,161.00	UT	1.50	1.50	100
4	0166	CONC, PAVMT	0	100	0	0	282.00	UT	1.20	1.20	100

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
TOTAL OB/XF 4,030											

BUILDING NOTES			

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	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							