

LOT 18 FRANK THOMAS S/D UNREC.  
 COMM 181 FT N OF SW COR OF NE1/4  
 FT, N 237.50 FT FOR POB, CONT N

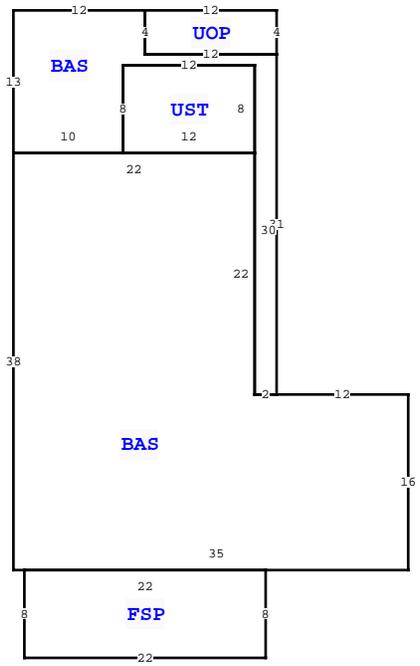
ROMANCZUK MICHAEL E/ROMANCZUK JUDITH A  
 4348 BLUE HERON  
 PONTE VEDRA BEACH, FL 32082

**2026**

01-2S-17-04659-013

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur		N/A 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	01	NONE 100	
Bedrooms		2 100	
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	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	212	100	
BAS	1,060	100	
FSP	176	40	
UOP	48	20	
UST	96	45	
TOTALS	1,592		1,395

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,395	60.7500	69.26	96,618	1948	1948	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1272 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			62,802
TOTAL MARKET OB/XF VALUE			3,942
TOTAL LAND VALUE - MARKET			6,272
TOTAL MARKET VALUE			73,016
SOH/AGL Deduction			0
ASSESSED VALUE			73,016
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,016
TOTAL JUST VALUE			73,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/0485	4/18/1997	WD	Q	I		13,000
GRANTOR: OGDEN						
GRANTEE: ROMANCZUK						

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	0294	SHED WOOD/	0	0	12	24	288.00	UT	9.00	9.00	100	2005	2005	3	100	2,592	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W12 BAS= N31 UOP= N4 W12 S4 E12\$ W12 N4 W12 S13 E10 N8 E12 S30 E2\$ W2 N22 UST= N8 W12 S8 E12\$ W22 S38 E1 FSP= S8 E22 N8 W22\$ E35 N16\$.			

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	0100	C	SFR	0		00	0.00	0.00	1.12	AC		1.00	1.00	1.00	5,600.00	5,600.00	6,272							