

LOT 10 SOUTHWOOD MEADOWS S/D.
801-2421, WD 1018-851, WD 1100-3

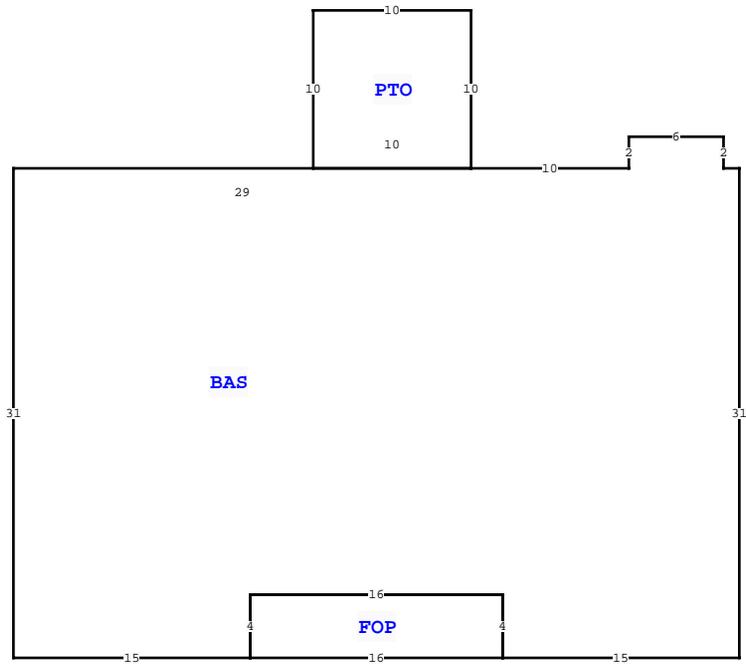
ROEMER THERESA/ROEMER AMY
P O BOX 482
LAKE CITY, FL 32056-0482

2026

01-5S-16-03405-110

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,374	100	
FOP	64	30	
PTO	100	5	
TOTALS	1,538		

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%	- 2007								
Heated Area: 1374						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	137,786		
TOTAL MARKET OB/XF VALUE	770		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	178,556		
SOH/AGL Deduction	66,855		
ASSESSED VALUE	111,701		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	60,290		
TOTAL JUST VALUE	178,556		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	173,639		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042216	Roof Replacement	7,000	06/24/2021
9373	SFR	230	02/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/0307	10/23/2006	WD Q	Q	I		156,000
GRANTOR: JAMES C & SUSAN E BEA						
GRANTEE: THERESA & AMY ROEME						
1018/0851	6/11/2004	WD Q	Q	I		98,000
GRANTOR: CHRISTOPHER & KATHLEE						
GRANTEE: JAMES C & SUSAN E B						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.50
2	0296	SHED METAL	0.00
TOTALS		1,538	1,398

TOTAL OB/XF																
L	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	UT	2.50	2.50	100	1995	1995	3	100	720	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	50	
TOTALS																

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/16/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W1 N2 W6 S2 W10 PTO= N10 W10 S10 E10\$ W29 S31 E15 FOP= E16 N4 W16 S4\$ N4 E16 S4E15 N31\$.			

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	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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	32,000.00	40,000.00	40,000							