

LOT 49 TURKEY RUN S/D.
 WD 1004-1341, WD 1078-8,
 WD 1144-2326, WD 1220-80, QCD

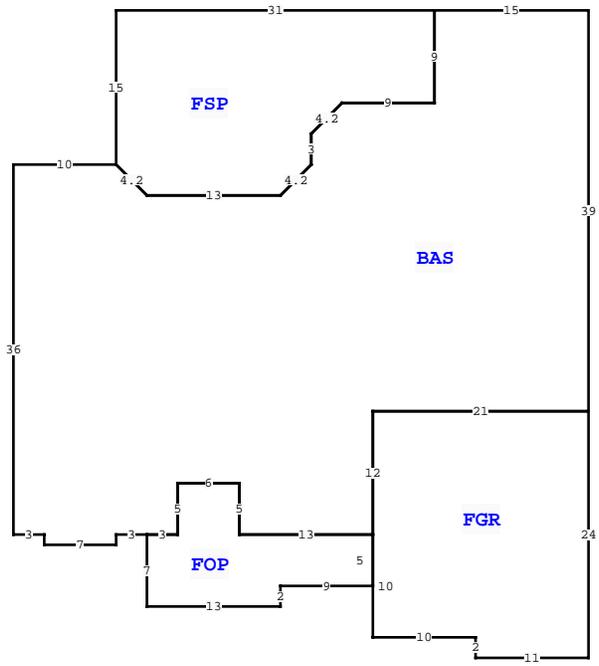
ROMAN-THOMPSON ISABEL C
 290 SW PHILLIPS CIR
 LAKE CITY, FL 32024

2026

03-4S-16-02739-249

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 70	
Exterior Wall	19	COMMON BRK 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 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	3416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,986	100	
FGR	484	55	
FOP	166	30	
FSP	446	40	
TOTALS	3,082		
		2,480	258,090

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,480	112.7000	128.48	318,630	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2012 Heated Area: 1986 HX Base Yr 2012													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			258,090	
TOTAL MARKET OB/XF VALUE			11,325	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			304,415	
SOH/AGL Deduction			110,906	
ASSESSED VALUE			193,509	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			142,098	
TOTAL JUST VALUE			304,415	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			303,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23622	SFR	585	09/16/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1831	7/24/2014	QC	U	I	11	61,400
GRANTOR: IAN THOMPSON						
GRANTEE: ISABEL C ROMAN-THOM						
1220/0080	8/15/2011	WD	Q	I	01	175,000
GRANTOR: BYRON T SNOW						
GRANTEE: IAN & ISABEL C ROMA						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,650.00	UT	2.50	2.50	100	2006	2006	3	100	4,125	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W10 S36 E3 S1 E7 N1 E3 FOP= S7 E13 N2 E9 N5 W13 N5 W6 S5 W3\$ E3 N5 E6 S5 E13 FGR= S10 E10 S2 E11 N24 W21 S12\$ N12 E21 N39 W15 FSP= W31 S15 D3 R3 E13 R3 U3 N3 R3 U3 E9 N9\$ S9 W9 D3 L3 S3 D3 L3 W13 L3 U3 \$.	

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	DPHT 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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							