

LOT 23 APPALACHIE TRACE UNR:
 COMM NE COR OF SE1/4, RUN S 1097
 FT TO A PT ON E END OF A PRIVATE

ROMANO GARY NICHOLAS/ROMANO BARBARA CHRISTEL
 283 SW CHIPPEWA GLN
 FORT WHITE, FL 32038

2026

03-6S-16-03766-123



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	3616.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2023	1,836	214,618
TOTALS	1,836			1,836	214,618

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	1,836	117.0000	120.51	221,256	2023	2023	0	0	3.00	97.00	
1 MANUF 3			100% - 2023	Heated Area: 1836			HX Base Yr 2023					

BAS
2023

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			214,618
TOTAL MARKET OB/XF VALUE			29,500
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			339,213
SOH/AGL Deduction			189,373
ASSESSED VALUE			149,840
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			98,429
TOTAL JUST VALUE			339,213
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046433	Electrical Servic	0	02/02/2023
000046062	Storage Building	31,000	12/08/2022
000045768	Mobile Home		10/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1520	6/06/2022	LE	U	V	14	110,000
GRANTOR: LINEBACH THOMAS P						
GRANTEE: ROMANO GARY NICHOLA						
1457/1832	1/21/2022	WD	Q	V	01	90,000
GRANTOR: AMPARO EUVARGAIN REVO						
GRANTEE: LINEBACH THOMAS P						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2022		100	7,000		
2	0030	BARN,MT	0	100	24	40		1.00	UT 14,400.00	14,400.00	100	2024	2023		100	14,400	
3	0030	BARN,MT	0	100	18	30		1.00	UT 8,100.00	8,100.00	100	2024	2023		100	8,100	

TOTAL OB/XF													29,500											
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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=43,7] E68 S27 W68 N27 \$