COMM SW COR OF NE1/4 OF NW1/4, E
POB, CONT E 501.41 FT TO W R/W O
RD, N 12 DEG E 190.82 FT, N 77 D

ROMKEY STEVE
765 NW TURNER AVE
LAKE CITY, FL 32055

2026

04-3S-17-04839-004

BUILDING CHARACTERISTICS

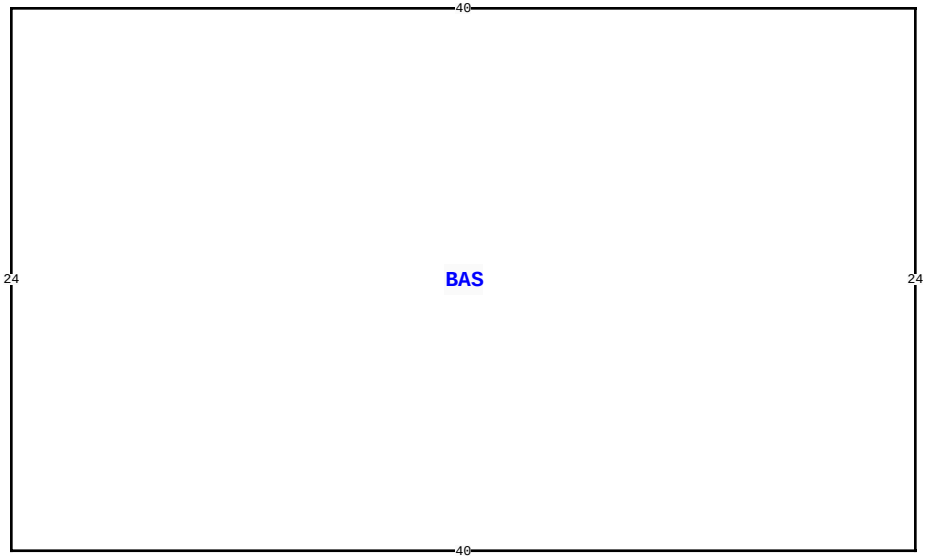
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	21,442
TOTALS	960			960	21,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	93.0690	55.84	53,606	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr



1574 NE TRIPLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,504
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,340
TOTAL MARKET VALUE	72,844
SOH/AGL Deduction	801
ASSESSED VALUE	72,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,043
TOTAL JUST VALUE	72,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2574	1/07/2026	QC	U	I	11	100
GRANTOR: GREENE BARRY K TRUST						
GRANTEE: ROMKEY STEVE						
1531/909	12/10/2024	WD	Q	I	01	90,000
GRANTOR: BAG FARMS LLC						
GRANTEE: ROMKEY STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	21,340							

REVIEW DATE 02/10/2025 BY TP Total Acres: 2.94 Total Land Value: 32,340 Market: 0 Agricultural: 0 Common: 32,340 PRINTED 06/09/2026 BY SYS

COMM SW COR OF NE1/4 OF NW1/4, E
POB, CONT E 501.41 FT TO W R/W O
RD, N 12 DEG E 190.82 FT, N 77 D

ROMKEY STEVE
765 NW TURNER AVE
LAKE CITY, FL 32055

2026

04-3S-17-04839-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME

MAP NUM | MKT AREA 03

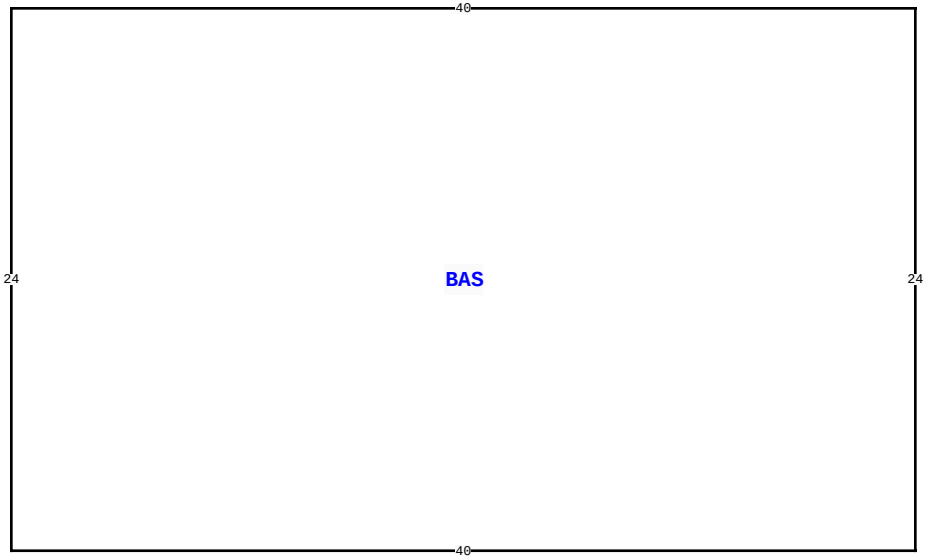
NEIGHBORHOOD/LOC 4317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	19,062
TOTALS	960			960	19,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	82.7280	49.64	47,654	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr



1574 NE TRIPLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,504
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,340
TOTAL MARKET VALUE	72,844
SOH/AGL Deduction	801
ASSESSED VALUE	72,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,043
TOTAL JUST VALUE	72,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2574	1/07/2026	QC	U	I	11	100
GRANTOR: GREENE BARRY K TRUST						
GRANTEE: ROMKEY STEVE						
1531/909	12/10/2024	WD	Q	I	01	90,000
GRANTOR: BAG FARMS LLC						
GRANTEE: ROMKEY STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/10/2025 BY TP Total Acres: 2.94 Total Land Value: 32,340 Market: 0 Agricultural: 0 Common: 32,340 PRINTED 06/09/2026 BY SYS