LOT 32 PRICE CREEK LANDING.
790-068, 792-2458, 948-1257, WD

BARB MARK E/BARB LAURA L
170 SE ROMEO LN
LAKE CITY, FL 32025

2026

14-4S-17-08354-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

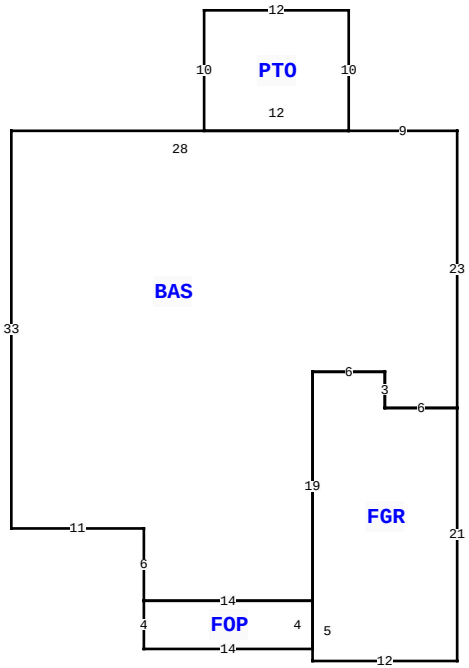
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	14417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100		1,167	114,153
FGR	270	55		148	14,477
FOP	56	30		17	1,663
PTO	120	5		6	587
TOTALS	1,613			1,338	130,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	118.3520	134.92	180,523	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2022 Heated Area: 1167 HX Base Yr 2022



170 SE ROMEO LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,879
TOTAL MARKET OB/XF VALUE		3,596
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		156,475
SOH/AGL Deduction		112,611
ASSESSED VALUE		43,864
TOTAL EXEMPTION VALUE	HX HB SX	43,864
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		156,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047048	Roof Replacement	17,762	04/24/2023
20985	SFR	224	08/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/1891	4/15/2026	LE	U	I	14	100
GRANTOR: BARB MARK E (ENH LE)						
GRANTEE: BARB CHAD (RMDR)						
1449/88	9/29/2021	WD	Q	I	01	145,000
GRANTOR: PAFFORD MARY						
GRANTEE: BARB MARK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 PTO= N10 W12 S10 E12$ W28 S33 E11 S6 FOP= S4 E14 N4 W14$ E14 FGR= S5 E12 N21 W6 N3 W6 S19$ N19 E6 S3 E6 N23$.

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
1	0166	CONC,PAVMT	0	100	0	0	898.00	UT	2.00	2.00	100	2003	2003	3	100	1,796	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,596

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 05/22/2023 BY jerry Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/13/2026 BY SYS