LOT 33 PRICE CREEK LANDING.
790-068, 792-2458, 948-1257, 987

HOLTON GLENN S/HOLTON WENDY JENKINS
188 SE ROMEO LN
LAKE CITY, FL 32025

**2027**

**14-4S-17-08354-133**

## BUILDING CHARACTERISTICS

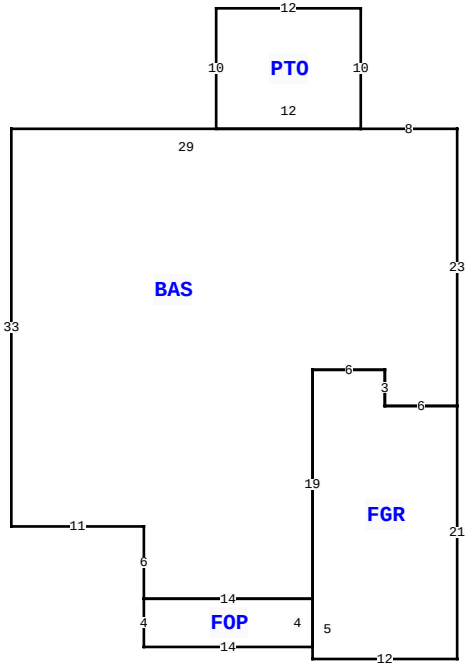
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 104,051 |
| FGR | 270 | 55 | | 148 | 13,196 |
| FOP | 56 | 30 | | 17 | 1,516 |
| PTO | 120 | 5 | | 6 | 535 |
| TOTALS | 1,613 | | | 1,338 | 119,297 |

## 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 | 111.8000 | 122.98 | 164,547 | 2003 | 2003 | 0 | 0 | 0 | 27.50 | 72.50 |

1 SINGLE FAM 100% - 2011 Heated Area: 1167 HX Base Yr 2011




188 SE ROMEO LN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 119,297 |
| TOTAL MARKET OB/XF VALUE | 2,802 |
| TOTAL LAND VALUE - MARKET | 22,000 |
| TOTAL MARKET VALUE | 144,099 |
| SOH/AGL Deduction | 42,890 |
| ASSESSED VALUE | 101,209 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 49,798 |
| TOTAL JUST VALUE | 144,099 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 146,271 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047992 | Roof Replacement | 17,941 | 08/25/2023 |
| 20468 | SFR | 224 | 02/28/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1578/853 | 9/20/2026 | WD | U | I | 11 | 100 |
| GRANTOR: HOLTON HANSEL | | | | | | |
| GRANTEE: HOLTON GLENN S | | | | | | |
| 1204/2124 | 11/10/2010 | WD | U | I | 11 | 100 |
| GRANTOR: HANSEL & LELIA W HOLT | | | | | | |
| GRANTEE: HANSEL & LELIA HOLT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 PTO= N10 W12 S10 E12$ W29 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 | 701.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 1,402 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,802

| 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 11/07/2023 BY jerry Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS