LOT 34 PRICE CREEK LANDING.
790-068, 792-2458, 948-1257, 987

HOPWOOD MICHAEL/HOPWOOD KELLY
208 SE ROMEO LANE
LAKE CITY, FL 32025

2026

14-4S-17-08354-134

BUILDING CHARACTERISTICS

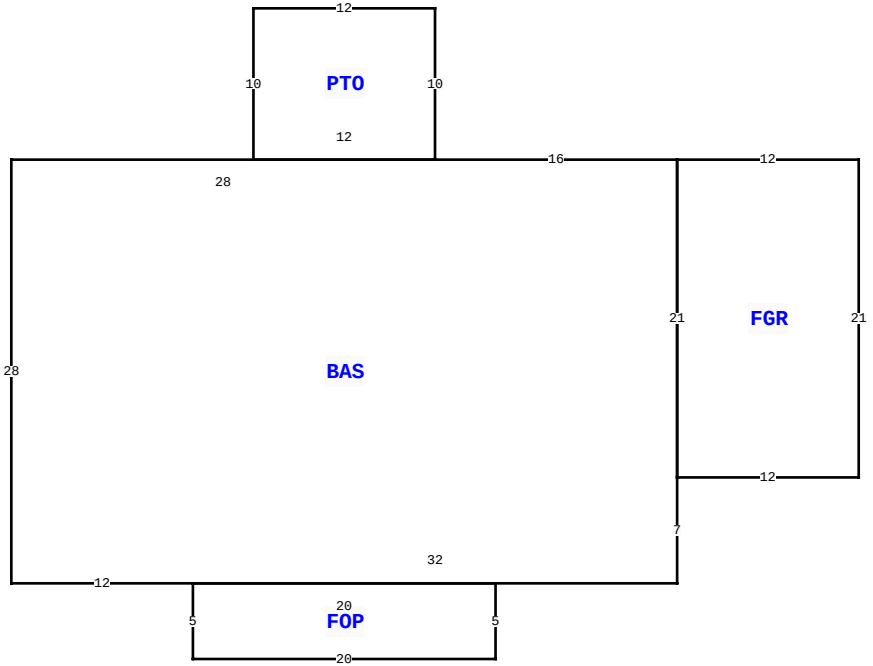
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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		14417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	109,845
FGR	252	55		139	12,393
FOP	100	30		30	2,675
PTO	120	5		6	535
TOTALS	1,704			1,407	125,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	109.8000	122.98	173,033	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2018 Heated Area: 1232 HX Base Yr 2018



208 SE ROMEO LN, LAKE CITY

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

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	828.00	UT	2.00	2.00	100	2003	2003	3	100	1,656	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,449
TOTAL MARKET OB/XF VALUE		1,856
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		149,305
SOH/AGL Deduction		47,774
ASSESSED VALUE		101,531
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,120
TOTAL JUST VALUE		149,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20555	SFR	231	03/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/1254	1/03/2013	WD	U	I	18	65,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MICHAEL & KELLY HOP						
1250/1252	6/07/2012	QC	U	I	18	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W12 S10 E12$ W28 S28 E12 FOP= S5 E20 N5 W20$ E32 N7 FGR= E12 N21 W12 S21$ N21$.

LAND DESCRIPTION

TOTAL OB/XF 1,856

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 04/18/2017 BY DF Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/30/2026 BY SYS