LOT 38 PRICE CREEK LANDING.

764-2046, 790-1773, FJ DIV#03-69

REHBERG RYAN
259 SE ROMEO LANE
LAKE CITY, FL 32025

2026

14-4S-17-08354-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

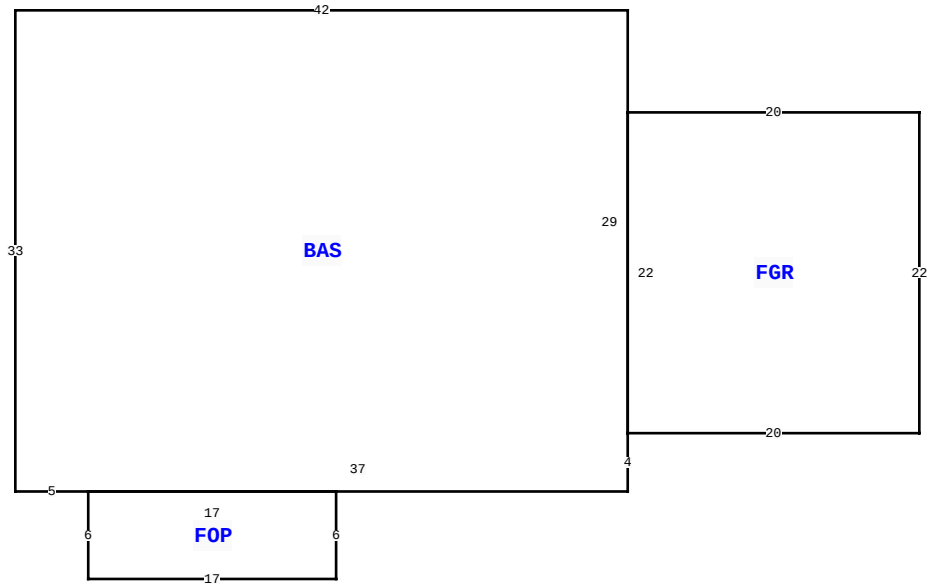
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,386	100		1,386	132,375
FGR	440	55		242	23,113
FOP	102	30		31	2,961
TOTALS	1,928			1,659	158,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,659	125.0480	142.55	236,490	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2010 Heated Area: 1386 HX Base Yr 2010



259 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		158,448
TOTAL MARKET OB/XF VALUE		3,844
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		184,292
SOH/AGL Deduction		70,330
ASSESSED VALUE		113,962
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,551
TOTAL JUST VALUE		184,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,837

SALE:2:1: CONSTRUCTION CO TO REAL ESTATE MAGNATE

SALE:1:1: LOT 38 PRICE CREEK LANDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/2410	7/10/2009	PR	U	I	19	100,000
GRANTOR: NATHAN D GOTTSCHALK (						
GRANTEE: RYAN REHBERG						
1176/2408	7/10/2009	QC	U	I	11	100
GRANTOR: WENDY GOTTSCHALK						
GRANTEE: ESTATE OF WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S33 E5 FOP= S6 E17N6 W17$ E37 N4 FGR= E20 N22 W20 S22$ N29$.

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	12	80	960.00	UT	1.40	1.40	100	0	0	3	100	1,344	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,844

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		00	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: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/13/2026 BY SYS