LOT 42 PRICE CREEK LANDING.

765-931, 805-686, 926-511, 939-2

GEAR HOMES LLC
9200 NW 39TH AVE, SUITE 130
GAINESVILLE, FL 32606

2027

14-4S-17-08354-142

BUILDING CHARACTERISTICS

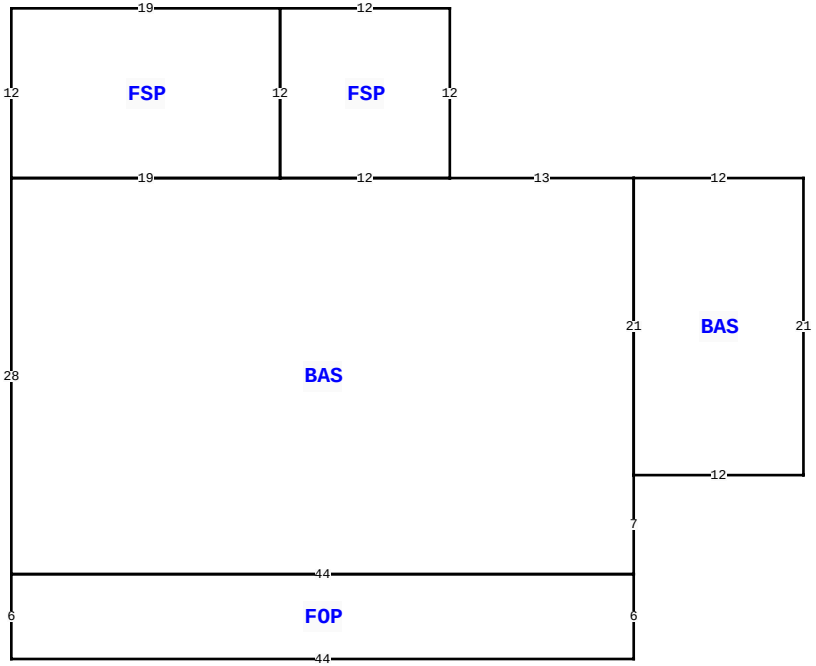
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	252	100		252	19,648
BAS	1,232	100		1,232	96,054
FOP	264	30		79	6,159
FSP	144	40		58	4,522
FSP	228	40		91	7,095
TOTALS	2,120			1,712	133,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	101.2536	111.38	190,683	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2024 Heated Area: 1484 HX Base Yr



155 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	0	0	0	977.00	UT	1.50	1.50	100	2001	2001	3	100	1,466	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,478
TOTAL MARKET OB/XF VALUE	6,316
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	161,794
SOH/AGL Deduction	0
ASSESSED VALUE	161,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,794
TOTAL JUST VALUE	161,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,215

SALE:2:1: INCLUDED 08354-136

SALE:1:1: INCLUDED 08354-136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18467	SFR	232	07/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1385	5/12/2023	WD	Q	I	01	155,000
GRANTOR: WILKINSON TARA						
GRANTEE: GEAR HOMES LLC						
1333/2433	3/30/2017	WD	Q	I	01	126,000
GRANTOR: ARCHIE L & JESSICA BR						
GRANTEE: TARA WILKINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N12 W12 S12 E12$ W12 FSP= N12 W19 S12 E19$ W19 S28FOP= S6 E44 N6 W44$ E44 N7 BAS= E12 N21 W12 S21$ N21$.

LAND DESCRIPTION

TOTAL OB/XF 6,316

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/22/2023 BY ME Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS