COMM NW COR OF SE1/4 OF NE1/4, E W MAINT R/W OF SW WALTER AVE, S FT FOR POB, CONT S 530.58 FT, W

ROMERO-NICOT JOSE E
112 SW CAPALLIA GLN
LAKE CITY, FL 32024

2027

14-5S-16-03618-001

BUILDING CHARACTERISTICS

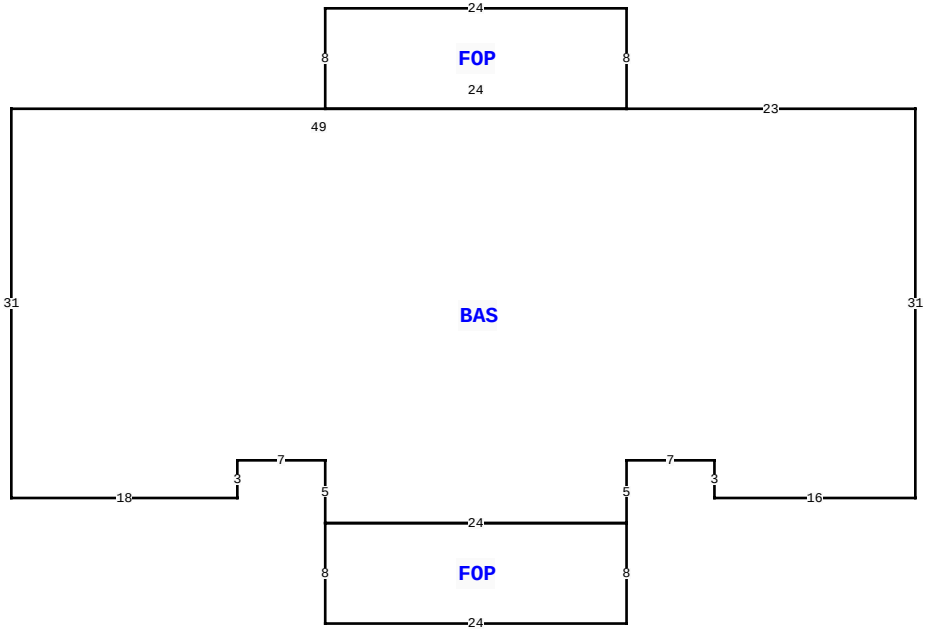
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100		2,238	257,899
FOP	192	30		58	6,683
FOP	192	30		58	6,683
TOTALS	2,622			2,354	271,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,354	116.4000	128.04	301,406	2006	2015	0	0	0	10.00	90.00

3 SINGLE FAM 100% - 2026 Heated Area: 2238 HX Base Yr 2026



112 SW CAPALLIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	24	26	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,616	
2	0070	CARPORT UF	0	100	30	60	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,700	
3	0060	CARPORT F	0	100	28	42	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,116	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	15,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
8	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,265
TOTAL MARKET OB/XF VALUE		31,732
TOTAL LAND VALUE - MARKET		109,450
TOTAL MARKET VALUE		412,447
SOH/AGL Deduction		0
ASSESSED VALUE		412,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,036
TOTAL JUST VALUE		412,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050248	Electrical Servic	0	07/01/2024
29682	M H	398	09/14/2011
28246	M H	557	12/01/2009
24286	SFR	651	03/23/2006
19014	M H	125	12/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1155	4/26/2024	WD	Q	I	01	525,000
GRANTOR: CAPALLIA FRANK						
GRANTEE: ROMERO-NICOT JOSE E						
1394/2449	9/17/2019	QC	U	I	11	100
GRANTOR: CHASE R CAPALLIA & CO						
GRANTEE: FRANK CAPALLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N8 W24 S8 E24$ W49 S31 E18 N3 E7 S5 FOP= S8 E24 N8 W24$ E24 N5 E7 S3 E16 N31$.

LAND DESCRIPTION

TOTAL OB/XF 31,732

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		A-1	0.00	0.00	9.95	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,450							

REVIEW DATE 02/05/2026 BY JB Total Acres: 9.95 Total Land Value: 109,450 Market: 0 Agricultural: 0 Common: 109,450 PRINTED 11/17/2026 BY SYS