NW1/4 OF SE1/4 OF SE1/4 OF NW1/4 EX RD R/W. (AKA LOT 6 OF AN UNREC S/D).

ROMINE FRANKLIN N/ROMINE DOROTHY
157 NW YATES LP
LAKE CITY, FL 32055

2027

21-3S-16-02215-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

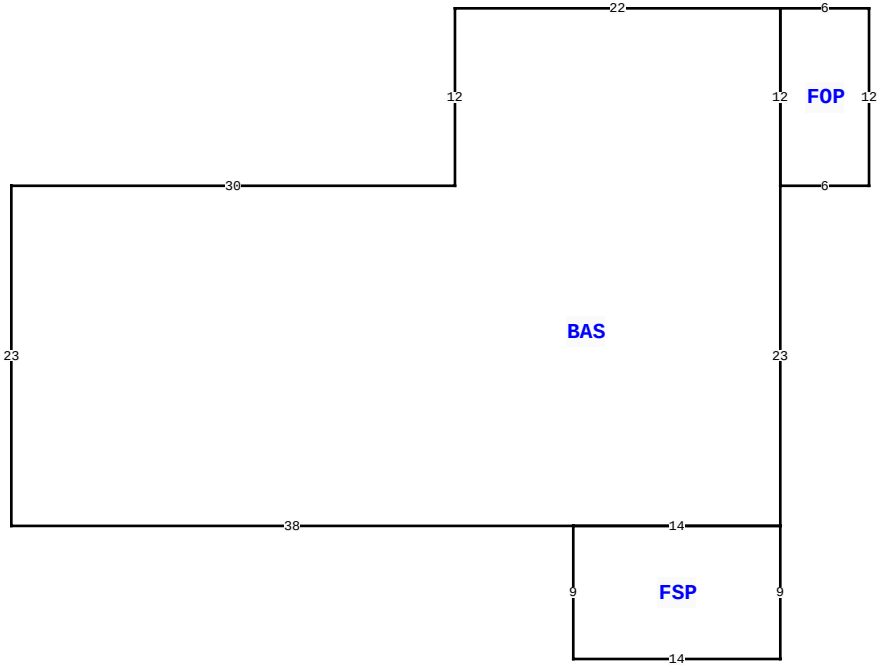
NEIGHBORHOOD/LOC 21316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	25,673
FOP	72	35		25	440
FSP	126	40		50	879
TOTALS	1,658			1,535	26,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,535	73.2750	43.96	67,479	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1460 HX Base Yr



1045 NW ASH DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/20/2026 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0166	CONC,PAVMT	0	100	26	20	520.00	UT	1.40	1.40	100	0	0	3	100	728	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	240.00	UT	3.44	3.44	100	0	0	3	100	826	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
8	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
9	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 16,104

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,992
TOTAL MARKET OB/XF VALUE	17,104
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	79,096
SOH/AGL Deduction	32,659
ASSESSED VALUE	46,437
TOTAL EXEMPTION VALUE	HX HB SX WX 46,437
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	79,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,096

PRMT:1:1: 28X68 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7149	M H	60	05/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S23 E38 FSP= S9 E14N9 W14$ E14 N23 FOP= E6 N12 W6 S12$ N12 W22 S12$.

NW1/4 OF SE1/4 OF SE1/4 OF
NW1/4 EX RD R/W. (AKA LOT 6 OF
AN UNREC S/D).

ROMINE FRANKLIN N/ROMINE DOROTHY
157 NW YATES LP
LAKE CITY, FL 32055

2027

21-3S-16-02215-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/20/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		26,992
TOTAL MARKET OB/XF VALUE		17,104
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		79,096
SOH/AGL Deduction		32,659
ASSESSED VALUE		46,437
TOTAL EXEMPTION VALUE	HX HB SX WX	46,437
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		79,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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

REVIEW DATE 02/09/2023 BY KS Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS