COMM 1007.91 FT N OF SW COR OF S FOR POB, N 313.07 FT, E 556.57 F FT, W 556.57 FT TO POB.

ROMKEY STEPHEN F
765 NW TURNER AVE
LAKE CITY, FL 32055

2027

27-3S-16-02316-000

BUILDING CHARACTERISTICS

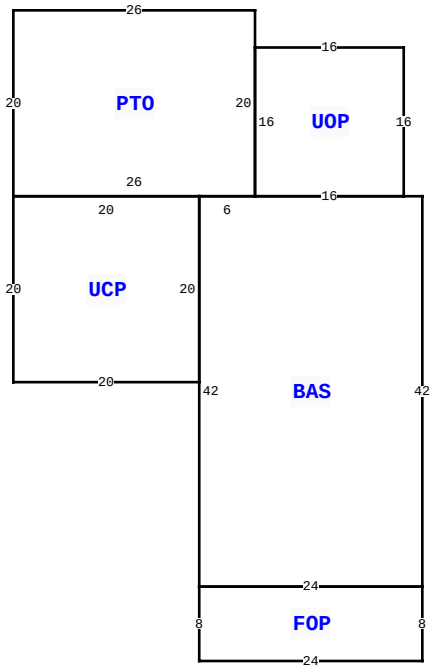
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	76,203
FOP	192	30		58	4,385
PTO	520	5		26	1,966
UCP	400	20		80	6,048
UOP	256	20		51	3,856
TOTALS	2,376			1,223	92,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	99.9600	109.96	134,481	1920	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2024 Heated Area: 1008 HX Base Yr 2024



765 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0021	BARN,FR AE	0	100	32	39	1.00	UT	12,000.00	12,000.00	100	0	0	3	100	12,000	
4	0040	BARN,POLE	0	100	46	46	1.00	UT	7,000.00	7,000.00	100	1993	1993	3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	1993	1993	3	100	500	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2020		100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,456
TOTAL MARKET OB/XF VALUE	26,700
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	159,156
SOH/AGL Deduction	106,480
ASSESSED VALUE	52,676
TOTAL EXEMPTION VALUE	HX HB 27,676
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	159,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,837

LAND:2:1: LOW AND WET - VERY WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25433	GARAGE	100	01/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/247	12/20/2023	WD	Q	I	01	230,000
GRANTOR: FABRIC ART SHOP LLC						
GRANTEE: ROMKEY STEPHEN F						
1424/0372	11/13/2020	WD	Q	I	01	150,100
GRANTOR: LEWIS HUGH ARCHER						
GRANTEE: FABRIC ART SHOP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N16 W16 S16 E16$ W16 PTO= N20 W26 S20 E26$ W6
UCP= W20 S20 E20 N20$ S42 FOP= S8 E24N8 W24$ E24 N42$.

LAND DESCRIPTION

TOTAL OB/XF 26,700

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	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
2	0000	C	VAC RES	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							

REVIEW DATE 12/28/2023 BY TP Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS