

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.

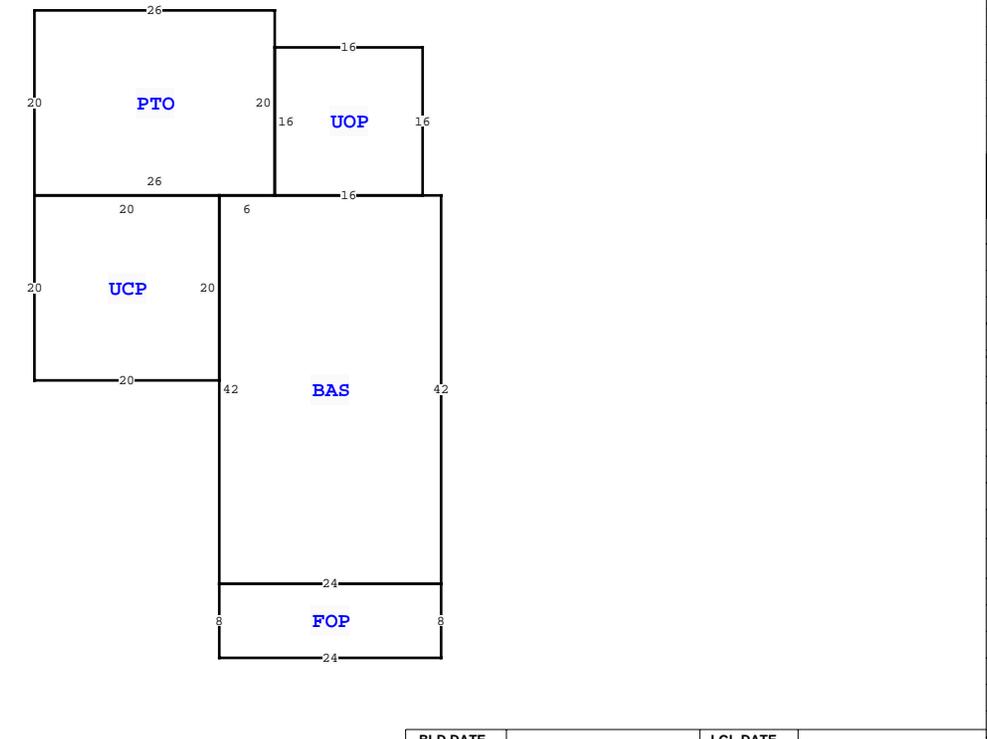
ROMKEY STEPHEN F
765 NW TURNER AVE
LAKE CITY, FL 32055

2026

27-3S-16-02316-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	111.96	136,927	1920	2000	0	0	31.25	68.75



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	77,589
FOP	192	30		58	4,465
PTO	520	5		26	2,001
UCP	400	20		80	6,158
UOP	256	20		51	3,926
TOTALS	2,376			1,223	94,137

EXTRA FEATURES																
L N	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	UT	1.00	1,000.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0021	BARN,FR AE	0	100	32	39	UT	12,000.00	12,000.00	100	0	0	3	100	12,000	
4	0040	BARN,POLE	0	100	46	46	UT	7,000.00	7,000.00	100	1993	1993	3	100	7,000	
5	0296	SHED METAL	0	100	0	0	UT	500.00	500.00	100	1993	1993	3	100	500	
6	0040	BARN,POLE	0	100	0	0	UT	5,000.00	5,000.00	100	2021	2020		100	5,000	

765 NW TURNER AVE, LAKE CITY		BLD DATE		LGL DATE											
		XF DATE		LAND DATE	04/10/2025 MLU										
		INC DATE		AG DATE											
TOTAL OB/XF												26,700			

LAND DESCRIPTION		TOTAL OB/XF												26,700										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				94,137	
TOTAL MARKET OB/XF VALUE				26,700	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				160,837	
SOH/AGL Deduction				109,695	
ASSESSED VALUE				51,142	
TOTAL EXEMPTION VALUE		HX HB		26,142	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				160,837	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				162,549	
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\$.	