COMM SW COR, RUN E 420 FT, N 228
E 90 FT TO E R/W SR-25A, NW ALON
E 78.91 FT, NE 129.51 FT, E 373.

WILLIAMS RUBY
113 NE ROMAN TER
LAKE CITY, FL 32055

2027

27-3S-17-05583-000

BUILDING CHARACTERISTICS

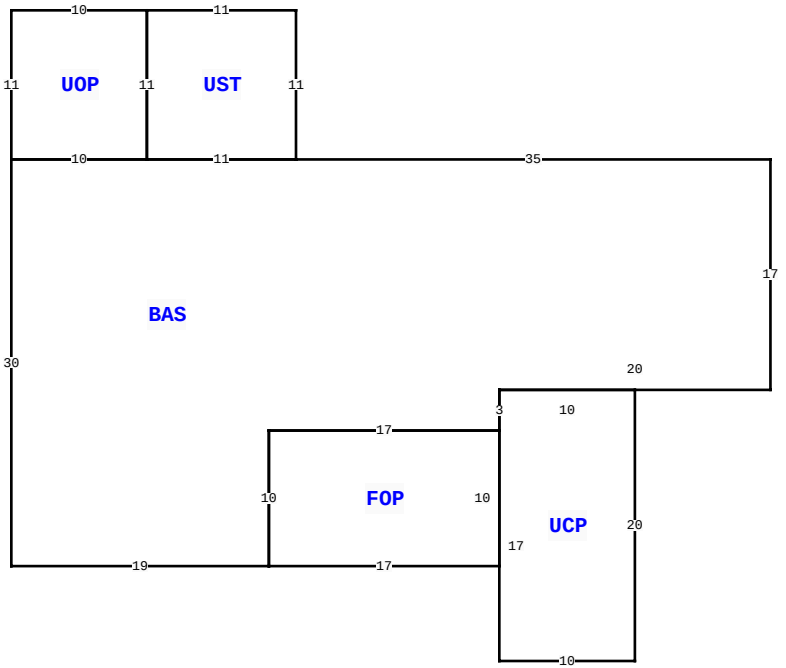
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	96,257
FOP	170	30		51	3,927
UCP	200	20		40	3,080
UOP	110	20		22	1,694
UST	121	45		54	4,158
TOTALS	1,851			1,417	109,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	107.7000	118.47	167,872	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1250 HX Base Yr



119 NE ROMAN TER, LAKE CITY

BLD DATE		LGL DATE	04/29/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,117
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		28,440
TOTAL MARKET VALUE		146,357
SOH/AGL Deduction		102,366
ASSESSED VALUE		43,991
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		13,991
TOTAL JUST VALUE		146,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,337

XFOB:2:1: SON OR DAUGHTER USES HOOKUP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38900	M H	0	11/14/2019
14860	M H	125	12/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2332	5/27/2021	LE	U	I	14	100
GRANTOR: WILLIAMS RUBY ADERHOL						
GRANTEE: JACOBS BETTY RUTH						
1222/0401	9/26/2011	QC	U	V	11	100
GRANTOR: A WAYNE CHURCH						
GRANTEE: RUBY WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UST= N11 W11 S11 E11$ W11 UOP= N11 W10 S11 E10$ W10 S30 E19 FOP= E17 N10 W17 S10$ N10 E17 UCP= S17 E10 N20 W10 S3$ N3 E20 N17$.

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	0210	GARAGE U	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0040	BARN,POLE	0	100	30	30	900.00	UT	2.50	2.50	100	1993	1993	3	100	2,250	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	9947	Septic	0	0	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	2012	2012	3	100	1,200	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.41	AC		1.00	1.00	1.00	9,000.00	9,000.00	12,690							
3	0000	C	VAC RES	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.50	9,000.00	13,500.00	6,750							

REVIEW DATE 12/09/2019 BY KR Total Acres: 2.91 Total Land Value: 28,440 Market: 0 Agricultural: 0 Common: 28,440 PRINTED 11/17/2026 BY SYS