LOT 29 ROLLING OAKS S/D.
676-324, 1178-749,756, DC 1186-1

ROBINSON JOHN L JR/WILSON-ROBINSON DAWNA DIANNE
142 NW POMPANO CT
LAKE CITY, FL 32055

2025

09-3S-16-02049-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

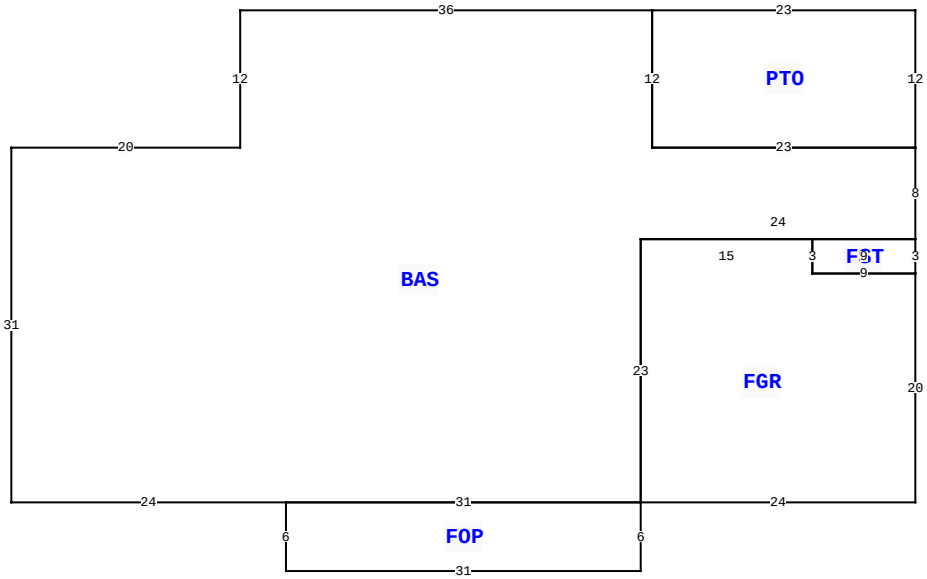
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 9316.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,329	100		2,329	214,470
FGR	525	55		289	26,613
FOP	186	30		56	5,157
FST	27	55		15	1,382
PTO	276	5		14	1,289
TOTALS	3,343			2,703	248,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	115.8000	129.70	350,579	1995	1995	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2329 HX Base Yr 2013



142 NW POMPANO CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		248,911
TOTAL MARKET OB/XF VALUE		3,910
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		302,821
SOH/AGL Deduction		105,437
ASSESSED VALUE		197,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,662
TOTAL JUST VALUE		302,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31668	MAINT/ALTR	60	01/03/2013
5926	SFR	42,000	04/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/1429	3/02/2021	QC	U	I	11	100
GRANTOR: WILSON-ROBINSON DAWN						
GRANTEE: ROBINSON JOHN L JR						
1282/2245	8/01/2014	QC	U	I	11	100
GRANTOR: JAMES W LANG JR						
GRANTEE: DAWNA DIANE WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S12 W20 S31 E24 FOP= S6 E31 N6 W31$ E31 FGR= E24 N20 FST= N3 W9 S3 E9$ W9 N3 W15 S23$ N23 E24 N8 PTO= N12 W23 S12 E23$ W23 N12$.

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	0031	BARN,MT AE	0	100	40	40	1.00	UT	1,600.00	1,600.00	100	0	0	3	100	1,600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0166	CONC,PAVMT	0	100	17	20	340.00	UT	1.50	1.50	100	1995	1995	3	100	510	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,910

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/20/2025 BY SYS