

LOT 31 ROLLING OAKS S/D.
678-600, 803-2023, 812-1422, 820

BOLKOSKY EDWARD GREGORY
274 NW POMPAÑO CT
LAKE CITY, FL 32055

2026

09-3S-16-02049-131



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

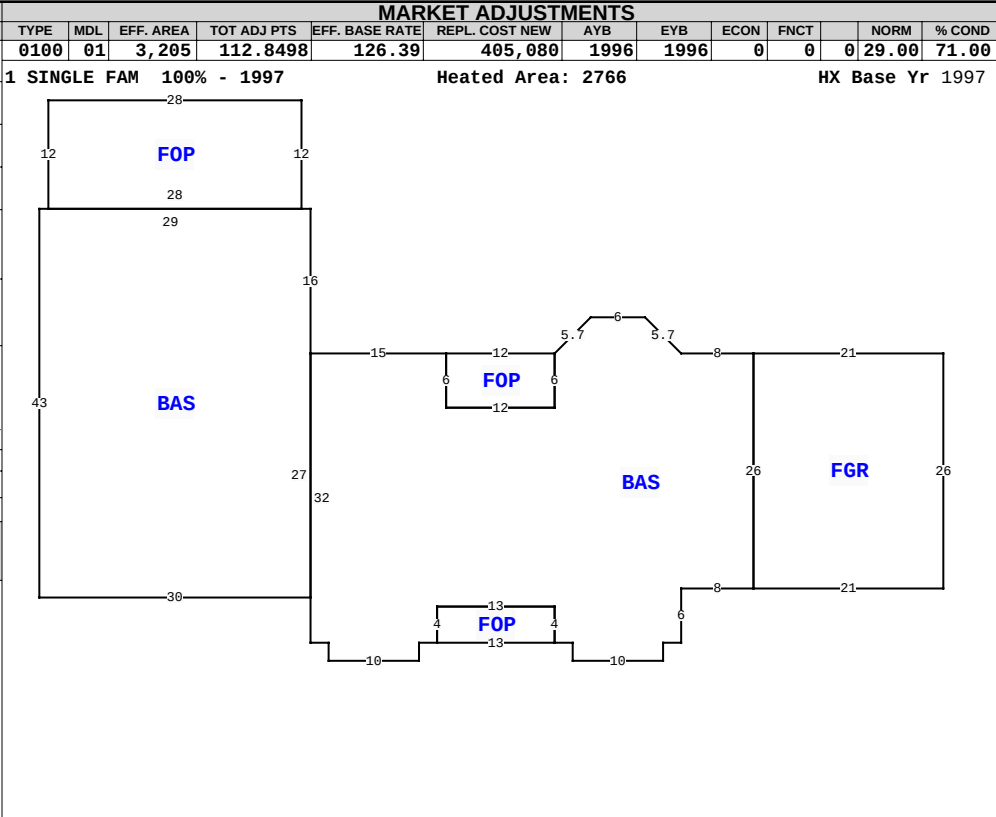
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.0100 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,290	100
BAS	1,476	100
FGR	546	55
FOP	52	30
FOP	72	30
FOP	336	30

TOTALS	3,772	3,205	287,607
EXTRA FEATURES			
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0180	FPLC 1STRY	0 100
3	0280	POOL R/CON	0 100
4	0080	DECKING	0 100
5	0296	SHED METAL	0 100
6	0251	LEAN TO W/	0 100
7	0169	FENCE/WOOD	0 100

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	0166	CONC, PAVMT	0 100	0	0	3,027.00	UT	1.50	1.50	100	1996	1996	3	100	4,541	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
3	0280	POOL R/CON	0 100	12	38	456.00	UT	70.00	70.00	100	2008	2008	3	58	18,514	
4	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
5	0296	SHED METAL	0 100	20	20	400.00	UT	12.00	12.00	100	2008	2008	3	100	4,800	
6	0251	LEAN TO W/	0 100	10	20	200.00	UT	5.00	5.00	100	2008	2008	3	100	1,000	
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION			TOTAL OB/XF 33,255														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 05/22/2018 BY KR



274 NW POMPAÑO CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		287,607	
TOTAL MARKET OB/XF VALUE		33,255	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		370,862	
SOH/AGL Deduction		106,353	
ASSESSED VALUE		264,509	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		213,787	
TOTAL JUST VALUE		370,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		375,870	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26625	ADDN SFR	403	01/16/2008
11564	SFR	230	08/23/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1465/2196	4/21/2022	WD	U	I	11	0	
GRANTOR: BOLKOSKY GREGORY							
GRANTEE: BOLKOSKY EDWARD GRE							
0820/0487	4/05/1996	WD	Q	V		22,000	
GRANTOR: JEFFREY L & TEENA RUF							
GRANTEE: EDWARD GREGORY & A							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W8 U4 L4 W6 L4 D4 FOP= W12 S6 E12 N6\$ S6 W12 N6W15									
BAS= N16 W1 FOP= N12 W28 S12 E28\$ W29 S43 E30 N27\$ S32 E2 S2									
E10 N2 E2 FOP= E13 N4 W13 S4\$ N4 E13 S4 E2 S2E10 N2 E2 N6 E8									
FGR= E21 N26W21 S26\$ N26\$.									

Total Acres: 5.57 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS