COMM NW COR OF SEC, E 2710.01 FT
S 663.34 FT TO POB, S 667.06 FT,
677.20 FT, E 1347.17 FT TO POB.

RYGWALSKI BRIAN
9288 SE POUNDS HAMMOCK RD
LULU, FL 32061

2026

18-5S-18-10590-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

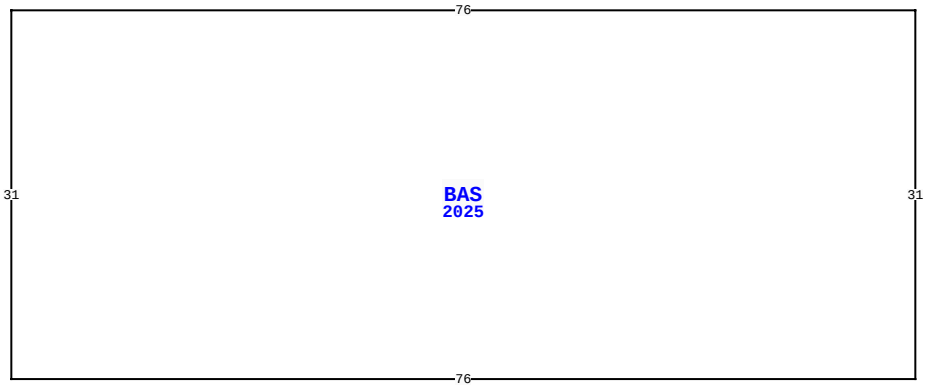
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2025	2,356	246,981
TOTALS	2,356			2,356	246,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.8000	106.97	252,021	2022	2024	0	0	0	2.00	98.00

2 MANUF 1 100% - 2025 Heated Area: 2356 HX Base Yr 2025



9288 SE POUNDS HAMMOCK RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		246,981
TOTAL MARKET OB/XF VALUE		19,600
TOTAL LAND VALUE - MARKET		118,860
TOTAL MARKET VALUE		286,506
SOH/AGL Deduction		0
ASSESSED VALUE		286,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,784
TOTAL JUST VALUE		385,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049748	Storage Building	14,300	05/08/2024
000044924	Mobile Home		07/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1987	6/10/2022	WD	U	V	11	100
GRANTOR: RYGWALSKI AMANDA						
GRANTEE: RYGWALSKI BRIAN						
1463/2251	4/05/2022	WD	Q	V	01	130,100
GRANTOR: RAYDIENT LLC						
GRANTEE: RYGWALSKI BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,11] S31 E76 N31 W76 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0040	BARN,POLE	0	100	30	60	1,800.00	UT	7.00	7.00	100	2025	2024		100	12,600	

LAND DESCRIPTION

TOTAL OB/XF 19,600

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	0200	C	MBL HM	100					2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	5500	A	TIMBER 2	0					17.81	AC		1.00	1.00	1.00	445.00	445.00	7,925							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	17.81	AC		1.00	1.00	1.00	6,000.00	6,000.00	106,860							

REVIEW DATE 06/04/2024 BY JB Total Acres: 19.81 Total Land Value: 19,925 Market: 106,860 Agricultural: 7,925 Common: 12,000 PRINTED 11/21/2025 BY SYS