LOT 30 ROLLING OAKS S/D.

680-378, DC 1143-1650, WD 1449-1

ROBERTSON CHERI L TRUST
192 NW POMPANO CT
LAKE CITY, FL 32055

2027

09-3S-16-02049-130

BUILDING CHARACTERISTICS

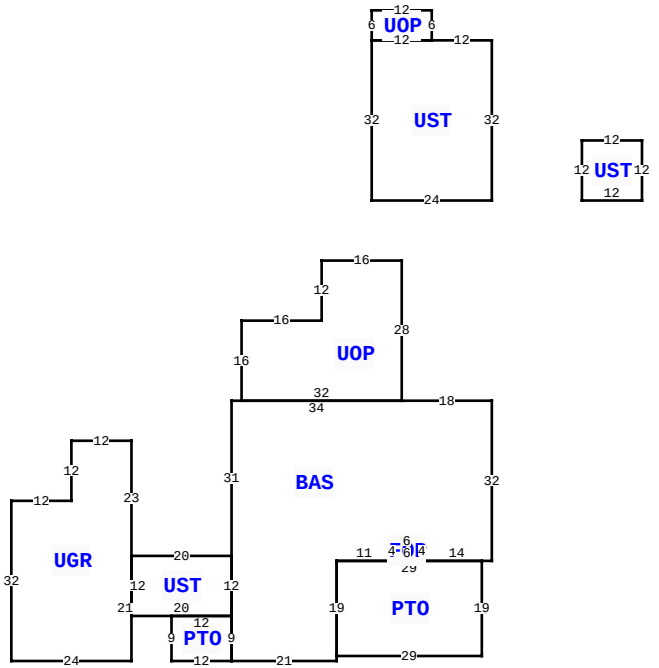
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,060	100		2,060	156,582
FOP	24	30		7	532
PTO	108	5		5	380
PTO	551	5		28	2,128
UGR	912	45		410	31,164
UOP	72	20		14	1,064
UOP	704	20		141	10,718
UST	144	45		65	4,941
UST	240	45		108	8,210
UST	768	45		346	26,300
TOTALS	5,583			3,184	242,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,184	106.3050	116.94	372,337	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2060 HX Base Yr



192 NW POMPANO CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,019
TOTAL MARKET OB/XF VALUE		16,618
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		313,637
SOH/AGL Deduction		106,289
ASSESSED VALUE		207,348
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		150,937
TOTAL JUST VALUE		313,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041747	Roof Replacement	18,000	04/15/2021
7377	POOL	12,000	07/15/1993
7377	PUMP/UTPOL	12,000	07/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1361	10/07/2021	WD	U	I	11	100
GRANTOR: ROBERTSON CHERI L						
GRANTEE: ROBERTSON CHERI L T						
0680/0378	3/24/1989	WD	Q	V		27,500
GRANTOR: PATTEN CORP						
GRANTEE: ROBERTSON ARTHUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N28 W16 S12 W16 S16 E32$ W34 S31 UST= W20UGR= N23 W12 S12 W12 S32 E24 N21$ S12 E20 N12$ S12 PTO= W12 S9 E12 N9$ S9 E21 N1 PTO= E29 N19 W29S19$ N19 E11 FOP= E6 N4 W6 S4$ N4 E6 S4 E14 N32$ PTR= N40 UST= N32 W12 UOP= N6 W12 S6 E12$ W12 S32 E24$ S40$ PTR= N40 E30 UST= N12 W12 S12 E12$ S40 W30$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
2	0296	SHED METAL	0	100	12	16	192.00	UT	3.50	3.50	100	0	0	3	100	672	
3	0166	CONC,PAVMT	0	100	0	0	740.00	UT	1.50	1.50	100	1993	1993	3	100	1,110	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 16,618

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.37 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS