LOT 31 ROLLING OAKS S/D.

678-600, 803-2023, 812-1422, 820

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

2027

09-3S-16-02049-131

BUILDING CHARACTERISTICS

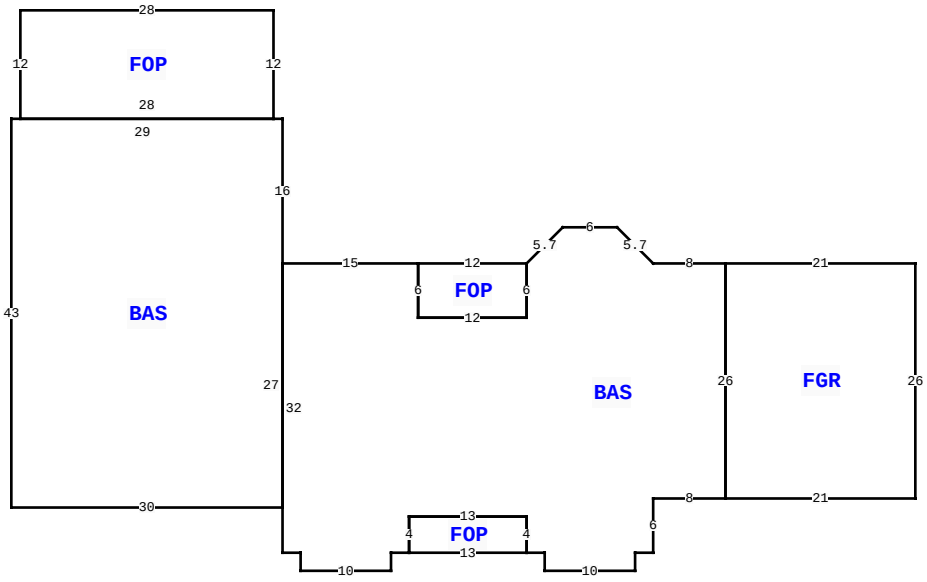
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100		1,290	113,691
BAS	1,476	100		1,476	130,083
FGR	546	55		300	26,440
FOP	52	30		16	1,410
FOP	72	30		22	1,939
FOP	336	30		101	8,901
TOTALS	3,772			3,205	282,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,205	112.8498	124.13	397,837	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2766 HX Base Yr 1997



274 NW POMPANO CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	282,464
TOTAL MARKET OB/XF VALUE	33,255
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	370,719
SOH/AGL Deduction	99,068
ASSESSED VALUE	271,651
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	220,240
TOTAL JUST VALUE	370,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,862

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$.

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	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

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 05/22/2018 BY KR Total Acres: 5.57 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS