LOTS 32 & 33 ROLLING OAKS S/D.
689-745, 690-95, 746-1672, 780-2

DANIELS JOHN M/DANIELS JESSICA A
291 NW POMPANO CT
LAKE CITY, FL 32055

2027

09-3S-16-02049-133

BUILDING CHARACTERISTICS

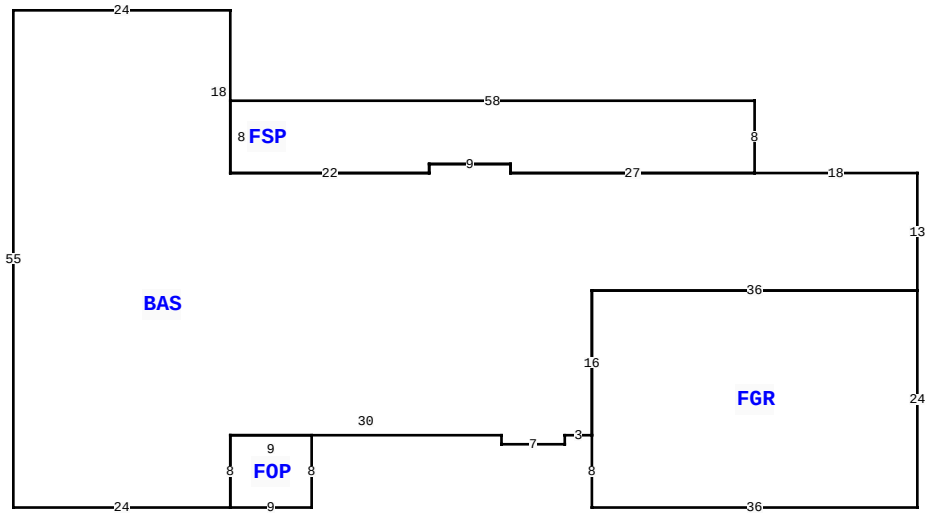
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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	2,964	100		2,964	235,912
FGR	864	55		475	37,807
FOP	72	30		22	1,751
FSP	455	40		182	14,486
TOTALS	4,355			3,643	289,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,643	111.3210	122.45	446,085	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2964 HX Base Yr 2012



291 NW POMPANO CT, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	42.00	42.00	100	1989	1989	3	40	8,602	
3	0282	POOL ENCL	0	100	0	0	1,000.00	UT	11.25	11.25	100	1989	1989	3	40	4,500	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	1993	1993	3	100	540	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	289,955
TOTAL MARKET OB/XF VALUE	14,192
TOTAL LAND VALUE - MARKET	88,000
TOTAL MARKET VALUE	392,147
SOH/AGL Deduction	113,795
ASSESSED VALUE	278,352
TOTAL EXEMPTION VALUE	HX HB DV 13 278,352
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	392,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046045	Roof Replacement	25,710	12/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0446	8/23/2011	WD	Q	I	01	237,928
GRANTOR: ERNEST R & CYNTHIA BE						
GRANTEE: JOHN M & JESSICA DA						
0952/2371	5/06/2002	WD	P	I	99	199,000
GRANTOR: BRUCE & DEBORAH BROWN						
GRANTEE: ERNEST & CYNTHIA BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N8 W58 S8 E22 N1 E9 S1 E27$ W27 N1 W9 S1 W22N18W24 S55 E24 FOP= E9 N8 W9 S8$ N8 E30 S1 E7 N1 E3 FGR= S8 E36 N24 W36 S16 $ N16 E36 N13$.

LAND DESCRIPTION

TOTAL OB/XF 14,192

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	2.00	LT		1.00	1.00	0.80	55,000.00	44,000.00	88,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 10.44 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 11/16/2026 BY SYS