LOT 34 ROLLING OAKS S/D.
683-391, 835-379, 1000-2793, CT

BUERGO ANDREW THOMAS
241 NW POMPANO CT
LAKE CITY, FL 32025

2027

09-3S-16-02049-134

BUILDING CHARACTERISTICS

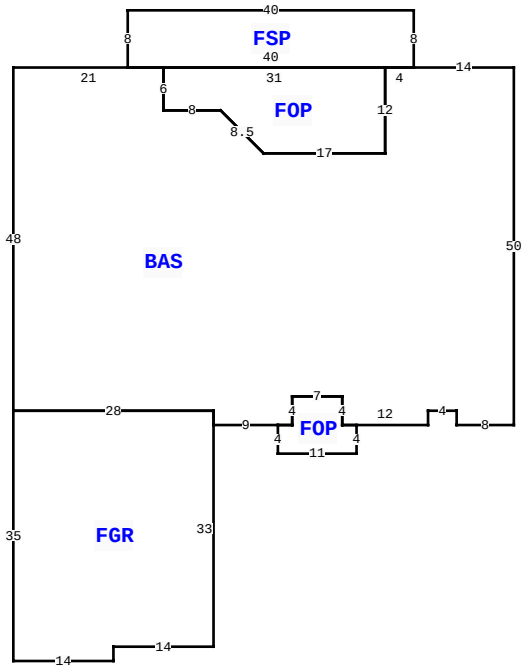
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	3,102	100		3,102	341,967
FGR	952	55		524	57,766
FOP	72	30		22	2,425
FOP	306	30		92	10,142
FSP	320	40		128	14,111
TOTALS	4,752			3,868	426,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,868	123.7280	136.10	526,435	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 3102 HX Base Yr



241 NW POMPANO CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0	0	0	2,580.00	UT	2.00	2.00	100	2006	2006	3	100	5,160	
2	0280	POOL R/CON	0	0	17	32	544.00	UT	70.00	70.00	100	2015	2015	3	79	30,083	
3	0282	POOL ENCL	0	0	29	40	1,160.00	UT	15.00	15.00	100	2015	2015	3	49	8,526	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	426,412
TOTAL MARKET OB/XF VALUE	44,569
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	525,981
SOH/AGL Deduction	0
ASSESSED VALUE	525,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	525,981
TOTAL JUST VALUE	525,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048693	Solar Power Syste	39,468	11/17/2023
000048334	Roof Replacement	70,815	10/04/2023
32723	POOL	175	02/23/2015
23051	SFR	863	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/2728	8/21/2019	QC	U	I	30	100
GRANTOR: ROBYN ELIZABETH BUERG						
GRANTEE: ANDREW THOMAS BUERG						
1339/0467	6/14/2017	WD	Q	I	01	337,000
GRANTOR: JEFFREY RYAN & TINA J						
GRANTEE: ANDREW THOMAS & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N8 W40 S8 E40$ W4 FOP= W31 S6 E8 D6 R6 E17 N12$ S12 W17 L6 U6 W8 N6 W21 S48 FGR= S35 E14 N2 E14 N33 W28$ E28 S2 E9 FOP= S4 E11 N4 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E12 N2 E4 S2 E8 N50$.

LAND DESCRIPTION

TOTAL OB/XF 44,569

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	0		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: 5.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS