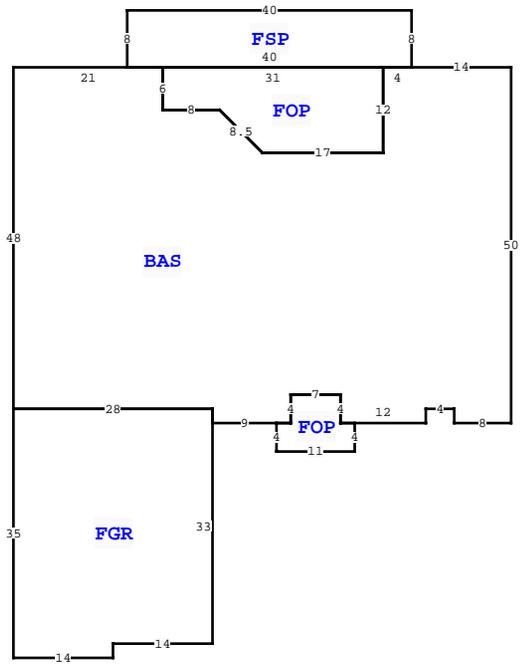


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	21 STONE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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

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	141.05	545,581	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 0% - 0 Heated Area: 3102 HX Base Yr														



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	354,405
FGR	952	55		524	59,867
FOP	72	30		22	2,513
FOP	306	30		92	10,511
FSP	320	40		128	14,624
TOTALS	4,752			3,868	441,921

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		441,921	
TOTAL MARKET OB/XF VALUE		44,569	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		541,490	
SOH/AGL Deduction		0	
ASSESSED VALUE		541,490	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		541,490	
TOTAL JUST VALUE		541,490	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,776	

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						

EXTRA FEATURES		241 NW POMPANO CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	2.00
2	0280	POOL R/CON	70.00
3	0282	POOL ENCL	15.00
4	0169	FENCE/WOOD	600.00
5	0294	SHED WOOD/	200.00

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

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							