LOT 35 ROLLING OAKS S/D.

678-607, 987-2105, WD 1292-2063,

REID ROBERT L/REID TRENDA
157 NW POMPANO CT
LAKE CITY, FL 32055

2027

09-3S-16-02049-135

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	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	1,899	100		1,899	219,376
FGR	900	55		495	57,184
UOP	800	20		160	18,483
TOTALS	3,599			2,554	295,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,554	129.6540	142.62	364,251	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2016 Heated Area: 1899 HX Base Yr 2016

157 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	100	0	0	600.00	UT	2.50	2.50	100	2006	2006	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	0210	GARAGE U	0	100	24	30	720.00	UT	18.00	18.00	100	2008	2008	3	100	12,960	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		295,043
TOTAL MARKET OB/XF VALUE		17,360
TOTAL LAND VALUE - MARKET		41,250
TOTAL MARKET VALUE		353,653
SOH/AGL Deduction		111,795
ASSESSED VALUE		241,858
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,447
TOTAL JUST VALUE		353,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042927	Additions	11,700	10/08/2021
000042572	Roof Replacement	15,000	08/17/2021
21598	SFR	563	03/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/2063	4/15/2015	WD	Q	I	01	240,000
GRANTOR: JOHN & DEBRS MICHEL						
GRANTEE: ROBERT L & TRENDA R						
0987/2105	7/03/2003	WD	Q	V		26,000
GRANTOR: JORGE M & MARIA M RIV						
GRANTEE: JOH & DEBRA MICHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1899$ FGR= 900$ UOP= 800$.

LAND DESCRIPTION

TOTAL OB/XF 17,360

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	0.75	55,000.00	41,250.00	41,250							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.00 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250 PRINTED 11/16/2026 BY SYS