

LOT 5 CANNON CREEK AIR PARK S/D:
COR OF LOT 5, E 30.80 FT, S 4 DE
W LINE OF LOT 5, CONT W 58.92 FT

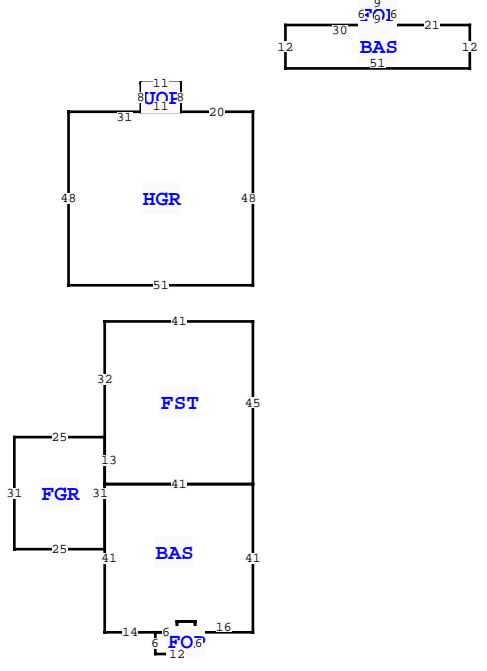
YOUNG ROGER A
1119 N RIVERSIDE DR
POMPANO BEACH, FL 33062

2026

12-4S-16-02947-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	612	100	
BAS	1,666	100	
FGR	775	55	
FOP	54	30	
FOP	87	30	
FST	1,845	55	
HGR	2,448	45	
UOP	88	20	
TOTALS	7,575		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,881	112.8600	126.40	616,958	1994	1994	0	0	31.00	69.00		
2 SINGLE FAM 0% - 0 Heated Area: 2278 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			425,701
TOTAL MARKET OB/XF VALUE			24,221
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			484,922
SOH/AGL Deduction			0
ASSESSED VALUE			484,922
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			484,922
TOTAL JUST VALUE			484,922
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,092

SALE:2:1: LOT 5, CANNON CREEK AIRPARK
SALE:1:1: LOT 5 CANNON CREEK AIRPARK PAID TOO MUCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7364	SFR	40,000	07/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/351	7/28/2025	QC	U	I	11	100

GRANTOR: YOUNG ROGER A
GRANTEE: YOUNG ROGER A
1164/1516 12/22/2008 WD Q I 01 300,000
GRANTOR: ANGEL & IRENE GOMEZ
GRANTEE: ROGER & DONALEIGH Y

EXTRA FEATURES																	
L N	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	5,790.00	UT	1.50	1.50	100	0	0	3	100	8,685	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	

TOTAL OB/XF													
24,221													

LAND DESCRIPTION										TOTAL OB/XF														
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							