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

2027

12-4S-16-02947-005

BUILDING CHARACTERISTICS

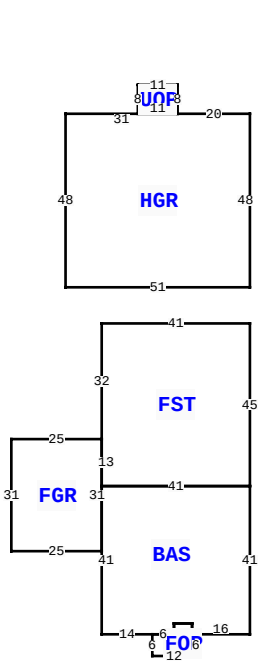
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100		612	52,426
BAS	1,666	100		1,666	142,715
FGR	775	55		426	36,493
FOP	54	30		16	1,370
FOP	87	30		26	2,227
FST	1,845	55		1,015	86,948
HGR	2,448	45		1,102	94,401
UOP	88	20		18	1,542
TOTALS	7,575			4,881	418,123

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	124.15	605,976	1994	1994	0	0	0	31.00	69.00

2 SINGLE FAM 0% - 0 Heated Area: 2278 HX Base Yr



222 SW AIRPARK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	418,123
TOTAL MARKET OB/XF VALUE	24,221
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	477,344
SOH/AGL Deduction	0
ASSESSED VALUE	477,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	477,344
TOTAL JUST VALUE	477,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,922

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						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W41 S32 FGR= W25 S31 E25 N31$S13 BAS= S41 E14 FOP= S6 E12 N6 W1 N3 W5 S3 W6$ E6 N3 E5 S3 E16 N41 W41 $ E41N45$ PTR= N10 HGR= N48 W20 UOP= N8 W11 S8 E11$ W31 S48 E51$ S10$ PTR= N70 E60 BAS= N12 W21 FOP= N6 W9 S6 E9$ W30S12 E51$ S70 W60$.

LAND DESCRIPTION

TOTAL OB/XF 24,221

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/17/2023 BY JB Total Acres: 0.96 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS