

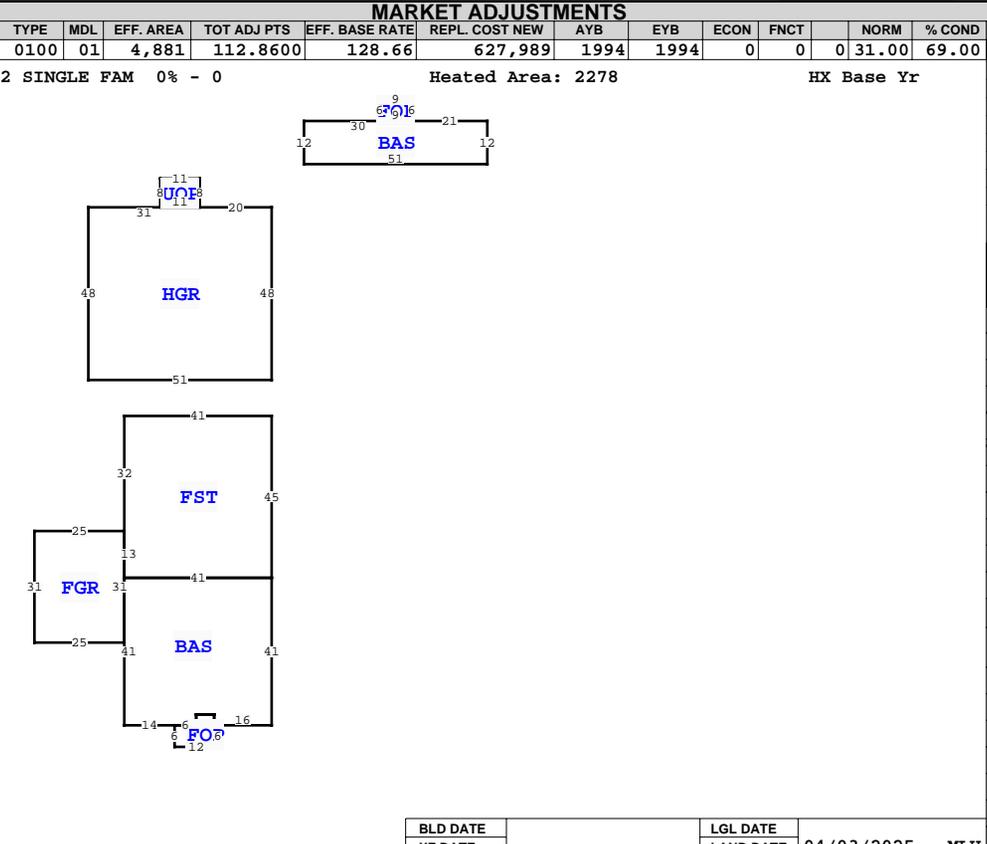
LOT 5 CANNON CREEK AIR PARK S/D:
COR OF LOT 5, E 30.80 FT, S 4 DE
W LINE OF LOT 5, CONT W 58.92 FT

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

2026

12-4S-16-02947-005


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	19	COMMON BRK 100	0100	01	4,881	112.8600	128.66	627,989	1994	1994	0	0	31.00	69.00
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM 0% - 0 Heated Area: 2278 HX Base Yr											
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	54,331									
BAS	1,666	100		1,666	147,900									
FGR	775	55		426	37,818									
FOP	54	30		16	1,421									
FOP	87	30		26	2,308									
FST	1,845	55		1,015	90,107									
HGR	2,448	45		1,102	97,830									
UOP	88	20		18	1,598									
TOTALS	7,575			4,881	433,312									



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	

LAND DESCRIPTION														TOTAL OB/XF 24,221										
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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			433,312
TOTAL MARKET OB/XF VALUE			24,221
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			492,533
SOH/AGL Deduction			0
ASSESSED VALUE			492,533
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			492,533
TOTAL JUST VALUE			492,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,092

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 N31S13 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\$.