

COMM NW COR OF SEC, E 2710.01 FT
S 663.34 FT TO POB, S 667.06 FT,
677.20 FT, E 1347.17 FT TO POB.

RYGWALSKI BRIAN
9288 SE POUNDS HAMMOCK RD
LULU, FL 32061

2026

18-5S-18-10590-001



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 08 | SHT VINYL | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | | 0 | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 1518.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,356 | 100 | 2025 |
| TOTALS | 2,356 | | 2,356 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-------|-----------|-------------|----------------|-------------------|----------|-----------------|-----------|------|---------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 2 | MANUF | 1 | 100% | - 2025 | Heated Area: 2356 | | HX Base Yr 2025 | | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div> | | | | | | | | | | | | | |
| 9288 SE POUNDS HAMMOCK RD, LULU | | | | | | | | | | | | | |
| BLD DATE | | XF DATE | | INC DATE | | LGL DATE | | LAND DATE | | AG DATE | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 252,245 |
| TOTAL MARKET OB/XF VALUE | | | 19,600 |
| TOTAL LAND VALUE - MARKET | | | 118,860 |
| TOTAL MARKET VALUE | | | 291,770 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 291,770 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 240,359 |
| TOTAL JUST VALUE | | | 390,705 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 385,441 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000049748 | Storage Building | 14,300 | 05/08/2024 |
| 000044924 | Mobile Home | | 07/11/2022 |

| SALES DATA | | | | | | |
|---------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1468/1987 | 6/10/2022 | WD | U | V | 11 | 100 |
| GRANTOR: RYGWALSKI AMANDA | | | | | | |
| GRANTEE: RYGWALSKI BRIAN | | | | | | |
| 1463/2251 | 4/05/2022 | WD | Q | V | 01 | 130,100 |
| GRANTOR: RAYDIENT LLC | | | | | | |
| GRANTEE: RYGWALSKI BRIAN | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---|
| BAS=[YR=2025;ORIG=50,11] S31 E76 N31 W76 \$ |

| 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 | 9945 | Well/Sept | 0 | 100 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2024 | 2023 | | 100 | 7,000 | | |
| 2 | 0040 | BARN, POLE | 0 | 100 | 30 | 60 | 1,800.00 | UT | 7.00 | 7.00 | 100 | 2025 | 2024 | | 100 | 12,600 | |

| 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 | 0200 | C | MBL HM | 100 | | | | | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 12,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | | | | 17.81 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 7,925 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | | 0.00 | 0.00 | 17.81 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 106,860 | | | | | | | |