LOT 28 FAIRWAY VIEW UNIT 4.
622-512, 994-82, WD 1270-1445,
FJ 1373-1915, WD 1393-2605,

IRVIN MARK SAMUEL/IRVIN MELISSA
131 NW BROOMSAGE CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-105

BUILDING CHARACTERISTICS

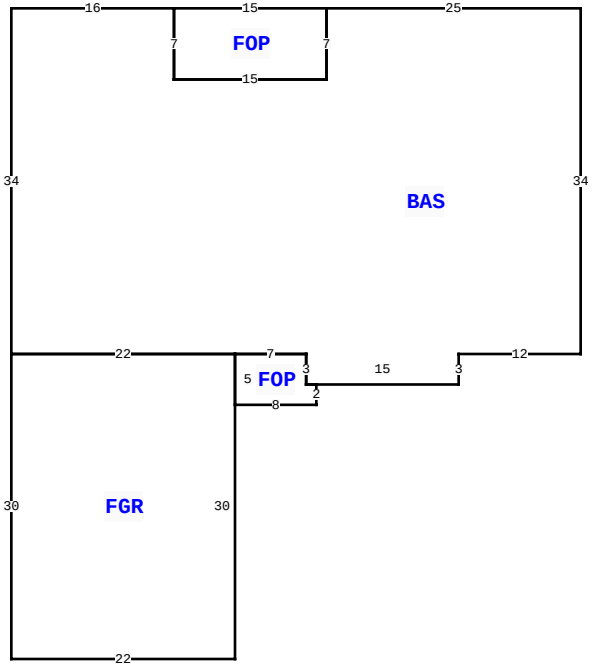
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100		1,844	205,039
FGR	660	55		363	40,363
FOP	37	30		11	1,223
FOP	105	30		32	3,558
TOTALS	2,646			2,250	250,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,250	127.9575	140.75	316,688	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2020 Heated Area: 1844 HX Base Yr 2020



131 NW BROOMSAGE CT, 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	100	0	0	1,858.00	UT	2.00	2.00	100	2004	2004	3	100	3,716	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,184
TOTAL MARKET OB/XF VALUE		5,216
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		285,150
SOH/AGL Deduction		68,628
ASSESSED VALUE		216,522
TOTAL EXEMPTION VALUE	HX HB VX 98	216,522
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		285,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053496	Roof Replacement	17,800	06/30/2025
21470	SFR	520	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1393/2605	9/06/2019	WD	Q	I	01	210,000
GRANTOR: MARK A & PAMELA M YOU						
GRANTEE: MARK SAMUEL & MELIS						
1270/1445	3/03/2014	WD	Q	I	01	177,000
GRANTOR: NICKOLAS P SLAY						
GRANTEE: MARK & PAMELA YOUNG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= W15 S7 E15 N7$ S7 W15 N7 W16 S34 FGR= S30 E22 N30 W22$ E22 FOP= S5 E8 N2 W1 N3 W7$ E7 S3 E15 N3 E12 N34$.

LAND DESCRIPTION

TOTAL OB/XF 5,216

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 07/21/2025 BY chuck Total Acres: 0.37 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS