

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

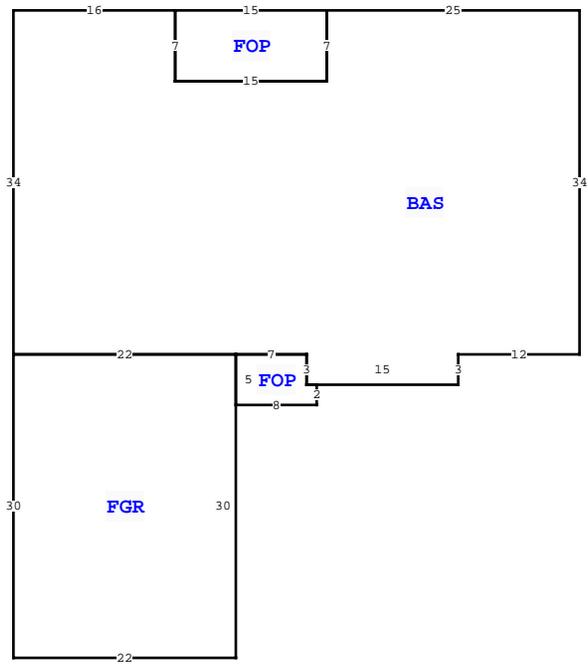
2026

26-3S-16-02308-105



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2020									
				Heated Area:	1844			HX Base Yr	2020			



MAP NUM	MKT AREA	06			
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	212,497
FGR	660	55		363	41,831
FOP	37	30		11	1,268
FOP	105	30		32	3,688
<b>TOTALS</b>	<b>2,646</b>			<b>2,250</b>	<b>259,284</b>

131 NW BROOMSAGE CT, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025	MLU	

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	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	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			259,284	
TOTAL MARKET OB/XF VALUE			5,216	
TOTAL LAND VALUE - MARKET			29,750	
TOTAL MARKET VALUE			294,250	
SOH/AGL Deduction			84,034	
ASSESSED VALUE			210,216	
TOTAL EXEMPTION VALUE	HX HB VX 98		210,216	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			294,250	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			284,174	

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	Q	I	01	210,000
GRANTOR: MARK A & PAMELA M YOU						
GRANTEE: MARK SAMUEL & MELIS						
1270/1445	3/03/2014	WD Q	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												
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	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750								