

LOT 35 ROLLING OAKS S/D.

REID ROBERT L
157 NW POMERANO CT
LAKE CITY, FL 32055

2021

09-3S-16-02049-135

ORB 678-607, 987-2105, WD 1292-2

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNG 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	1	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EYB	ECON	FNCT	NORM	% COND
0100	01	2,554	127.2040	97.95	250,164	2006	2006	0	0	0 14.00	86.00

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			215,141
TOTAL MARKET ORF VALUE			16,760
TOTAL LAND VALUE - MARKET			29,250
TOTAL MARKET VALUE			261,151
SOH/AGL Deduction			58,375
ASSESSED VALUE			202,776
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			152,776
TOTAL JUST VALUE			261,151
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE
Number		INST	U	I	CD	PRICE
1292/2063	4/15/2015	WD	Q	I	01	240,000
GRANTOR: JOHN & DEBRA MICHEL						
GRANTEE: ROBERT L & TRENDIA R						
0987/2105	7/03/2003	WD	Q	V		26,000
GRANTOR: JORGE M & MARIA M RIV						
GRANTEE: JOH & DEBRA MICHEL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS-[YR-2006] 18995 FGR-[YR-2006] 9005 UOF-[YR-2006] 8005

TOTALS 3,599 2,554 215,141

EXTRA FEATURES 157 NW POMERANO CT, LAKE CITY

L	OBX	N	DESCRIPTION	BUD CAP	L	W	UNITS	UT	ADJR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/ MKT VALUE	AG DATE	LGJ DATE	LAND DATE	NOTES
1	0166		CONC, PAVMT	0.100	0	0	600.00	UT2.50		2.50	100	2006	2006	3	100	1,500				
2	0190		EPIC PF	0.100	0	0	1.00	UT1,200.00		1,200.00	100	2006	2006	3	100	1,200				
3	0080		DECKING	0.100	0	0	1.00	UT0.00		0.00	100	2008	2008	3	100	800				
4	0210		GARAGE U	0.100	24	30	720.00	UT18.00		18.00	100	2008	2008	3	100	12,960				
5	0070		CARPORT UF	0.100	0	0	1.00	UT0.00		0.00	100	2014	2014	3	100	300				

LAND DESCRIPTION

L	USE	LAND USE	R	LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSV
1	0100	SFR	100	A-1	0.00	0.00	1.00	1E	1.00	1.00	0.75	39,000.00	29,250.00	29,250						

TOTAL OBX/

16,760