E DIV: LOT 2 BLOCK 2 HAMMOND'S A

622-519,521, 874-2492, WD 1039-8

LUMPKIN JA'NAY
8401 NW 13TH ST LOT 39
GAINESVILLE, FL 32653

2025

00-00-00-12986-000

BUILDING CHARACTERISTICS

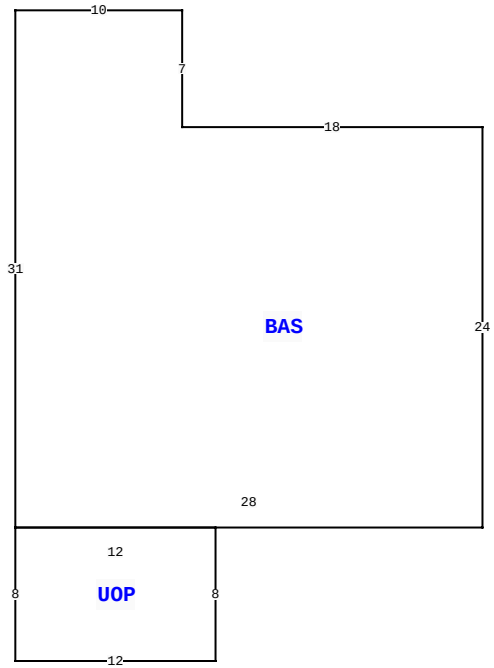
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	742	100		742	59,506
UOP	96	20		19	1,524
TOTALS	838			761	61,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	761	110.1600	123.38	93,892	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 742 HX Base Yr



276 SE MURRAY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,030
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	9,099
TOTAL MARKET VALUE	70,529
SOH/AGL Deduction	3,581
ASSESSED VALUE	66,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,948
TOTAL JUST VALUE	70,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1354/1810	3/02/2018	QC	U	I	11	10,000
GRANTOR: JAMES & LINDA HUNTER						
GRANTEE: JA'NAY LUMPKIN						
1343/2230	8/28/2017	WD	U	I	12	19,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JAMES & LINDA HUNTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N7 W10 S31 UOP= S8 E12 N8 W12$ E28 N24 $.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		*RSF	-375.00	148.00	11,137.00	SF		1.00	1.00	0.86	0.95	0.82	9,099							

REVIEW DATE 12/01/2016 BY DF Total Acres: 0.26 Total Land Value: 9,099 Market: 0 Agricultural: 0 Common: 9,099 PRINTED 05/15/2025 BY SYS