S DIV: LOTS 7, 8, 9, 10, 11 & 12
SUNSHINE PARK S/D, EX RD R/W & E
DESC ORB 900-320.

BLUE ROOF RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

00-00-00-13625-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		27 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

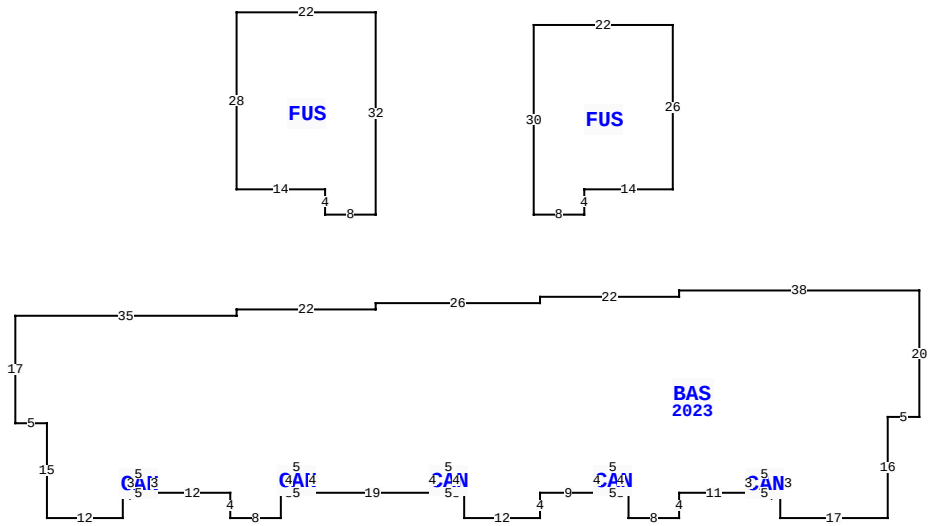
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,319	100	2023	4,319	233,958
CAN	15	30		4	216
CAN	15	30		4	216
CAN	20	30		6	325
CAN	20	30		6	325
CAN	20	30		6	325
FUS	604	100		604	32,718
FUS	648	100		648	35,102
TOTALS	5,661			5,597	303,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	5,597	95.0612	70.35	393,749	1986	2005	0	0	0	23.00	77.00

1 OFFICE LOW 0% - 2022 Heated Area: 5571 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

725 SE BAYA DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	303,187
TOTAL MARKET OB/XF VALUE	2,425
TOTAL LAND VALUE - MARKET	59,895
TOTAL MARKET VALUE	365,507
SOH/AGL Deduction	0
ASSESSED VALUE	365,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,507
TOTAL JUST VALUE	365,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-229	NEW METAL ROOF		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/1701	11/28/2021	WD	Q	I	01	550,000
GRANTOR: TOMPKINS THOMAS C						
GRANTEE: BLUE ROOF RENTAL LL						
1258/0444	7/15/2013	WD	Q	V	04	5,000
GRANTOR: SHIRLEY WATERS & ETAL						
GRANTEE: THOMAS C TOMPKINS (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-142,28] N15 W5 N17 E35 N1 E22 N1 E26 N1 E22 N1 E38 S20 W5 S16 W17 N7 W5 S3 W11 S4 W8 N8 W5 S4 W9 S4 W12 N8 W5 S4 W19 N4 W5 S8 W8 N4 W12 N3 W5 S7 W12 $
FUS=[ORIG=-90,-20] N32 W22 S28 E14 S4 E8 $
FUS=[ORIG=-65,-20] N30 E22 S26 W14 S4 W8 $
CAN=[ORIG=-100,24] W5 N4 E5 S4 $
CAN=[ORIG=-76,20] W5 S4 E5 N4 $
CAN=[ORIG=-50,20] W5 S4 E5 N4 $
CAN=[ORIG=-125,24] W5 N3 E5 S3 $
CAN=[ORIG=-31,24] N3 E5 S3 W5 $
.

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	0	0	0	1.00	UT	1,250.00	1,250.00	50	0	0	3	50	625	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	5,500.00	5,500.00	30	0	0	3	30	1,650	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 2,425

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	1800	C	MULTISTORY	0		*RO	0.00	0.00	23,958.00	SF		1.00	1.00	1.00	2.50	2.50	59,895							

REVIEW DATE 05/10/2024 BY TP Total Acres: 0.56 Total Land Value: 59,895 Market: 0 Agricultural: 0 Common: 59,895 PRINTED 11/21/2025 BY SYS