SW1/4 OF NW1/4 & THAT PORTION
OF SE1/4 OF NW1/4 LYING S & W
OF POUNDS HAMMOCK RD & COMM NW

HALL LAMONTE TOMBERLIN
414 SE TOMBERLIN CT
LAKE CITY, FL 32025

2025

12-4S-17-08323-000

BUILDING CHARACTERISTICS

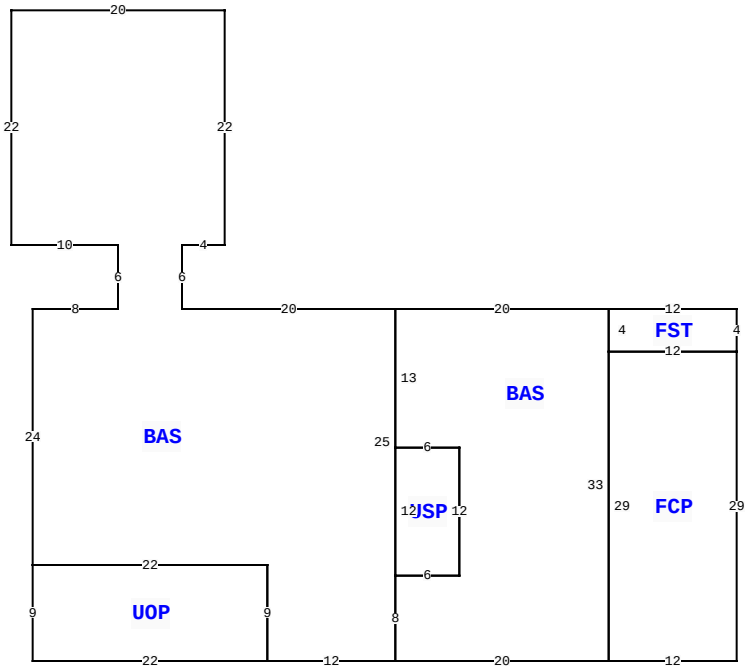
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100		588	27,002
BAS	1,400	100		1,400	64,292
FCP	348	25		87	3,996
FST	48	55		26	1,194
UOP	198	20		40	1,837
USP	72	35		25	1,148
TOTALS	2,654			2,166	99,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,166	63.0828	70.65	153,028	1900	1940	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2002 Heated Area: 1988 HX Base Yr 2002



414 SE TOMBERLIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,468
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		352,500
TOTAL MARKET VALUE		122,648
SOH/AGL Deduction		49,625
ASSESSED VALUE		73,023
TOTAL EXEMPTION VALUE	HX HB WX	53,023
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		454,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18713	ADDN SFR	126	09/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0658	1/31/2017	WD	U	I	11	100
GRANTOR: VIVIAN L HALL N/K/A L						
GRANTEE: LAMONTE TOMBERLIN H						
0941/2495	11/19/2001	WD	Q	I	01	100
GRANTOR: PHILLIP & MONTEEN TOM						
GRANTEE: VIVIAN L HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S22 E10 S6 W8 S24 UOP= S9 E22 N9 W22$ E22 S9 E12
BAS= E20 FCP= E12 N29 FST= N4 W12 S4 E12$ W12 S29$ N33 W20
S13 E6 S12 W6 S8$ N8 USP= E6 N12 W6 S12$ N25 W20 N6 E4 N22$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	46.00	AC		1.00	1.00	1.00	280.00	280.00	12,880							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	46.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	345,000							

REVIEW DATE 04/18/2017 BY DF Total Acres: 47.00 Total Land Value: 20,380 Market: 345,000 Agricultural: 12,880 Common: 7,500 PRINTED 06/25/2025 BY SYS