COMM SE COR OF SE1/4 OF NE1/4,
RUN N 660.55 FT, W 25 FT TO W
R/W OF RD FOR POB, CONT W

TOMPKINS DOROTHY SUZANNE
938 SW UPCHURCH AVE
LAKE CITY, FL 32024

2025

16-4S-16-03025-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

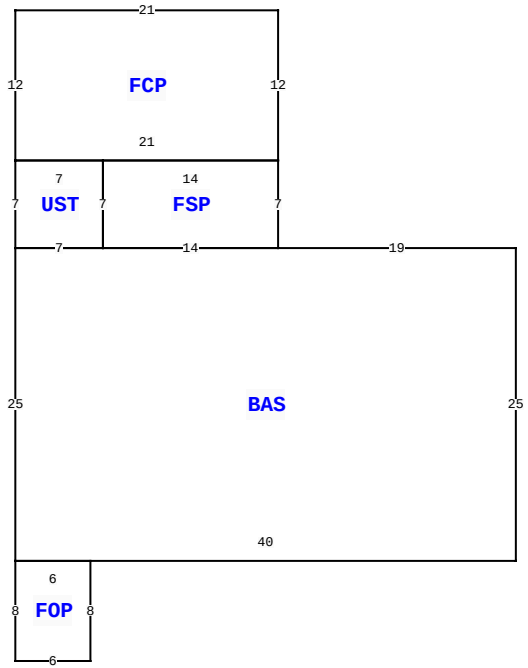
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	85,020
FCP	252	25		63	5,356
FOP	48	30		14	1,190
FSP	98	40		39	3,316
UST	49	45		22	1,871
TOTALS	1,447			1,138	96,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,138	116.7900	130.80	148,850	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1000 HX Base Yr



938 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,752
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		109,532
SOH/AGL Deduction		41,614
ASSESSED VALUE		67,918
TOTAL EXEMPTION VALUE	HX HB	42,918
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N7 FCP= N12 W21 S12 E21$ W14 S7 E14$ W14 UST= N7 W7 S7 E7$ W7 S25 FOP= S8 E6 N8 W6 $ E40 N25$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	5500	A	TIMBER 2	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							

REVIEW DATE 07/08/2024 BY KS Total Acres: 5.00 Total Land Value: 10,780 Market: 36,000 Agricultural: 1,780 Common: 9,000 PRINTED 08/15/2025 BY SYS