

BEG 1055.24 FT W & 30 FT S OF
NE COR OF NE1/4 OF NW1/4, RUN
S 516 FT, W 413.05 FT, N 516

GOODSON GRAHAM S/JOHNSON JESSICA R
834 SW TOMPKINS ST
LAKE CITY, FL 32024

2026

16-4S-16-03025-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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

Quality	05	05
DOR CODE	5000 IMPROVED AG	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	16416.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100		1,913	151,837
FCP	440	25		110	8,731
FOP	120	30		36	2,857
FSP	126	40		50	3,969

TOTALS	2,599			2,109	167,394
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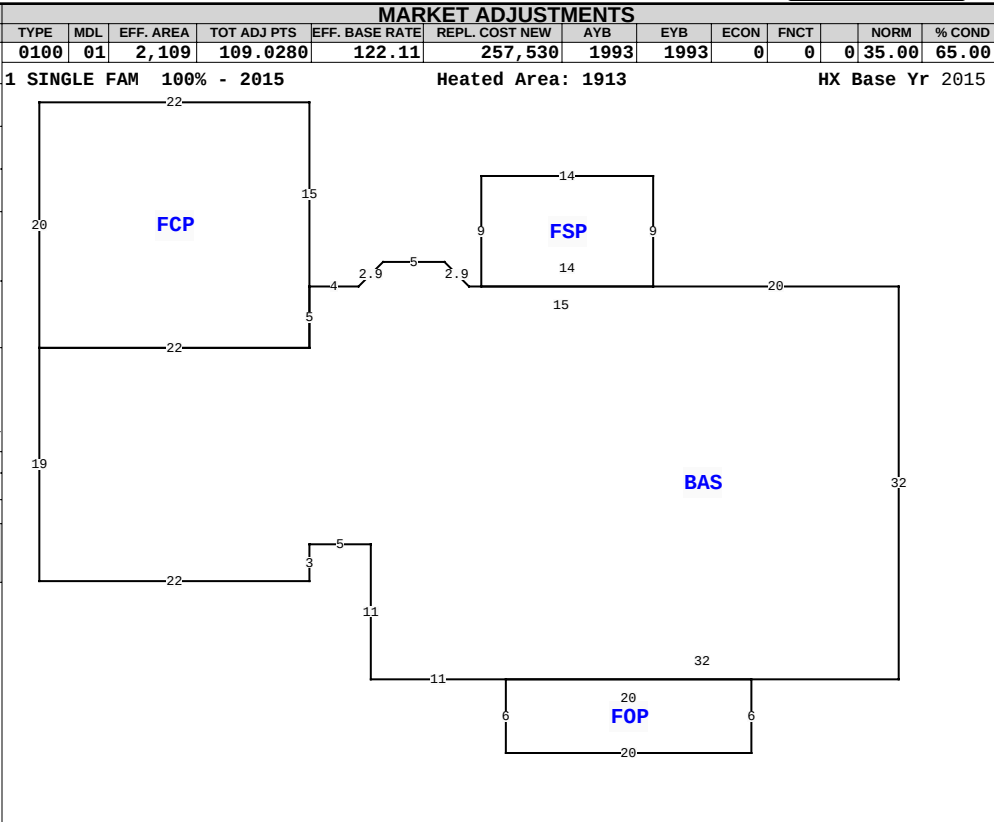
EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	784.00	UT	1.50	1.50	100	0	0	3	100	1,176	
3	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2003	2003	3	40	12,544	
4	0166	CONC, PAVMT	0	100	0	0	812.00	UT	2.00	2.00	30	2003	2003	3	30	487	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0210	GARAGE U	0	100	25	25	875.00	UT	18.00	18.00	100	2019	2019	3	100	15,750	
7	0251	LEAN TO W/	0	100	12	35	420.00	UT	3.50	3.50	100	2019	2019	3	100	1,470	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	
2	5500	A	TIMBER 2	0	
3	9910	M	MKT . VAL . AG	0	

REVIEW DATE	07/08/2024	BY	KS
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834 SW TOMPKINS ST, LAKE CITY

TOTAL OB/XF																	34,627
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	784.00	UT	1.50	1.50	100	0	0	3	100	1,176	
3	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2003	2003	3	40	12,544	
4	0166	CONC, PAVMT	0	100	0	0	812.00	UT	2.00	2.00	30	2003	2003	3	30	487	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0210	GARAGE U	0	100	25	25	875.00	UT	18.00	18.00	100	2019	2019	3	100	15,750	
7	0251	LEAN TO W/	0	100	12	35	420.00	UT	3.50	3.50	100	2019	2019	3	100	1,470	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

TOTAL OB/XF													34,627	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
00	0.00	0.00	2.42	AC		1.00	1.00	1.00	3,800.00	3,800.00				
00	0.00	0.00	11.00	AC		1.00	1.00	1.00	445.00	445.00				
00	0.00	0.00	11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00				

Total Acres:	13.42	Total Land Value:	14,091	Market:	99,000	Agricultural:	4,895	Common:	9,196
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COLUMBIA COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		167,394
TOTAL MARKET OB/XF VALUE		34,627
TOTAL LAND VALUE - MARKET		108,196
TOTAL MARKET VALUE		216,112
SOH/AGL Deduction		56,730
ASSESSED VALUE		159,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,660
TOTAL JUST VALUE		310,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20713	POOL	100	05/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/2111	2/19/2015	WD	U	V	12	30,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: GRAHAM S & JESSICA						
1282/0012	9/23/2014	WD	U	I	12	152,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GRAHAM S GOODSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N9 W14 S9 E14\$ W15 L2 U2 W5 D2 L2 W4 FCP= N15 W22 S20 E22 N5\$ S5 W22 S19 E22 N3 E5 S11 E11 FOP= S6 E20 N6 W20\$ E32 N32 \$.