THE W 495 FT OF THE E 990 FT
OF NW1/4 OF NE1/4, EX RD R/W
FOR TOMPKINS RD. (AKA PRCL C)

TOMPKINS WILLIS PERRY JR/TOMPKINS KAREN H
96771 CHESTER RD
YULEE, FL 32097

2026

16-4S-16-03025-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

520 SW TOMPKINS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,100
TOTAL LAND VALUE - MARKET	104,580
TOTAL MARKET VALUE	11,748
SOH/AGL Deduction	196
ASSESSED VALUE	11,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,552
TOTAL JUST VALUE	109,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,680

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

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	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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		00	0.00	0.00	14.94	AC		1.00	1.00	1.00	445.00	445.00	6,648							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.94	AC		1.00	1.00	1.00	7,000.00	7,000.00	104,580							

REVIEW DATE 07/08/2024 BY KS Total Acres: 14.94 Total Land Value: 6,648 Market: 104,580 Agricultural: 6,648 Common: 0 PRINTED 10/02/2025 BY SYS