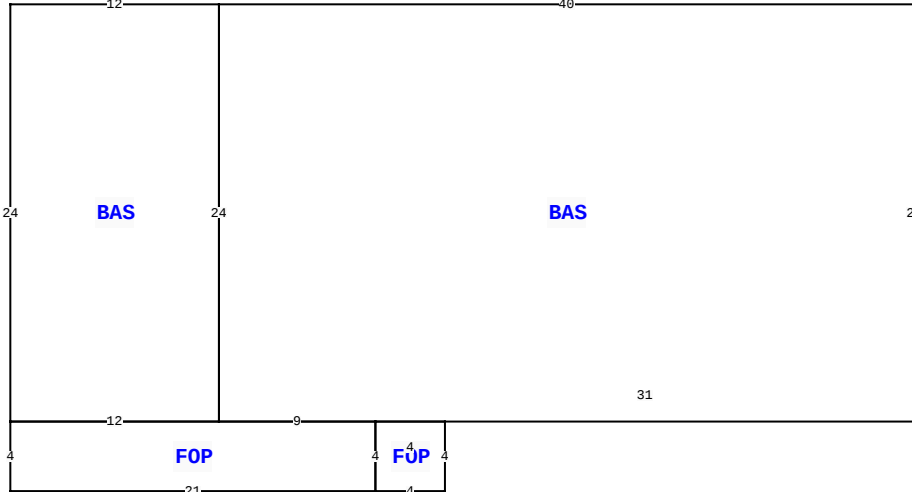


OQUINN BARBARA ANN LESTER
297 SW THOMPKINS LOOP
LAKE CITY, FL 32025

LAKE CITY, FL 32025

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	19	COMMON BRK 90								0100	01	1,278	119.8000	134.18	171,482	1991	1991	0	0	0	34.85	65.15	VALUATION BY																										
Exterior Wall	31	VINYL SID 10								1 SINGLE FAM 100% - 0										Heated Area: 1248										HX Base Yr																			
Roof Structur	03	GABLE/HIP 100																												Tax Group: 2										Tax Dist:									
Roof Cover	14	PREFIN MT 100																												BUILDING MARKET VALUE										111,721									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										3,456									
Interior Floo	14	CARPET 80																												TOTAL LAND VALUE - MARKET										12,750									
Interior Floo	08	SHT VINYL 20																												TOTAL MARKET VALUE										127,927									
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										39,895									
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										88,032									
Bedrooms	3	100																												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms	1	100																												BASE TAXABLE VALUE										37,310									
Frame Stories	01	NONE 100																												TOTAL JUST VALUE										127,927									
Architectual Units	05	CONV 100																		NCON VALUE										0																			
Condition Adj	03	0 100																		INCOME VALUE																													
Kitchen Adjus	01	01 100																		PREVIOUS YEAR MKT VALUE										129,676																			
Quality	05	05																		LAND:1:1: N1/2 LOT 14																													
DOR CODE	0100	SINGLE FAMILY																		SALE:1:1: N1/2 LOT 14, BLOCK A, 242 VILLAGE																													
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	21417.010	1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	288	100		288	25,177																																												
BAS	960	100		960	83,922																																												
FOP	16	30		5	437																																												
FOP	84	30		25	2,186																																												
TOTALS	1,348			1,278	111,721																																												
EXTRA FEATURES						297 SW THOMPkins LOOP, LAKE CITY										BLD DATE										LGL DATE																							
																XF DATE										LAND DATE																							
																INC DATE										AG DATE																							
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	0166	CONC, PAVMT	0 100	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756																																		
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600																																		
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300																																		
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500																																		
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700																																		
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600																																		
LAND DESCRIPTION																	TOTAL OB/XF 3,456																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	15,000.00	12,750.00	12,750																																
REVIEW DATE 06/21/2017 BY RP Total Acres: 0.38 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 10/07/2025 BY SYS																																																	