LOT 1 BLK A 242 VILLAGE REPLAT
ORB 636-722, 655-215, 664-294,

FLEMING FREDDIE L
659 SW THOMPKINS LOOP
LAKE CITY, FL 32055

2025

21-4S-17-08640-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

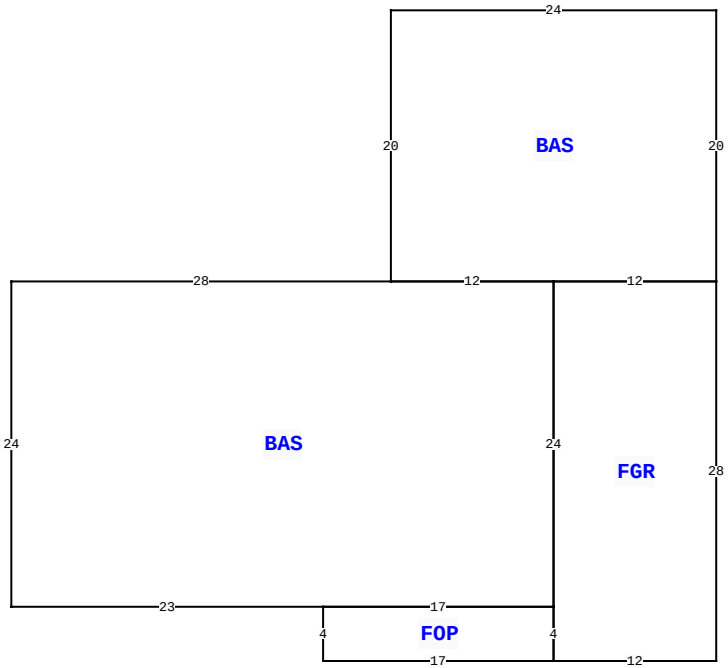
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	38,260
BAS	960	100		960	76,521
FGR	336	55		185	14,747
FOP	68	30		20	1,594
TOTALS	1,844			1,645	131,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,645	109.4940	122.63	201,726	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1440 HX Base Yr



659 SW THOMPKINS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,122
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		146,962
SOH/AGL Deduction		77,371
ASSESSED VALUE		69,591
TOTAL EXEMPTION VALUE	HX HB	44,591
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0751/0385	9/24/1991	WD	Q	I	04	39,900
GRANTOR: BISBEE-BALDWIN						
GRANTEE: FLEMING						
0749/1621	6/13/1991	WD	U	I	12	51,100
GRANTOR: JOHNSTON CONSTRUCTIO						
GRANTEE: BISBEE-BALDWIN CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E23 FOP= S4 E17 N4 W17$ E17 FGR= S4 E12 N28 W12 S24$ N24 BAS= E12 N20W24 S20 E12$ W12$.

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	0166	CONC,PAVMT	0	100	60	10	600.00	UT	1.40	1.40	100	0	0	3	100	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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		RSF-	200.00	150.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 06/21/2017 BY RP Total Acres: 0.69 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/01/2025 BY SYS