LOT 6A BLK A 242 VILLAGE REPLAT.
ORB 636-722, 664-294, 695-473, 6

HALL DEBBIE L
481 SW THOMPKINS LOOP
LAKE CITY, FL 32025

**2026**

**21-4S-17-08640-106**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

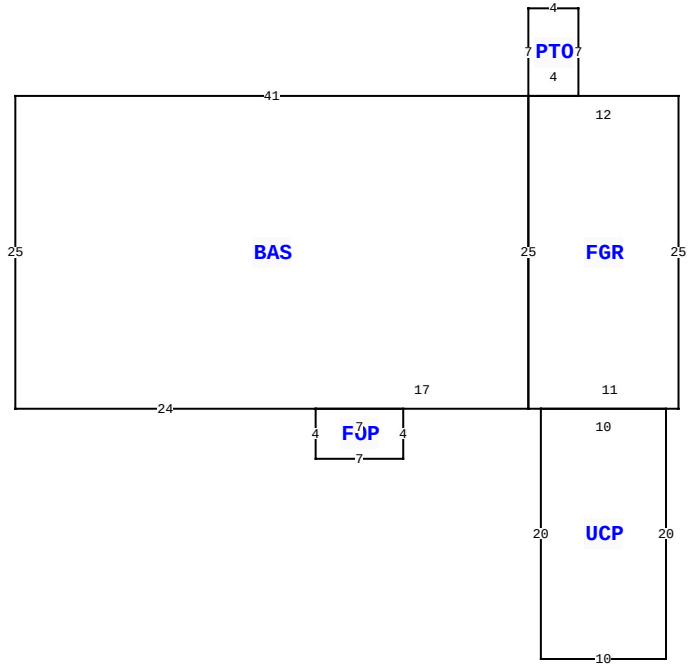
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,025 | 100 | | 1,025 | 92,756 |
| FGR | 300 | 55 | | 165 | 14,932 |
| FOP | 28 | 30 | | 8 | 724 |
| PTO | 28 | 5 | | 1 | 90 |
| UCP | 200 | 20 | | 40 | 3,620 |
| TOTALS | 1,581 | | | 1,239 | 112,122 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,239 | 117.0960 | 131.15 | 162,495 | 1994 | 1994 | 0 | 0 | 0 | 31.00 | 69.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 1025 HX Base Yr 1995




481 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 | | 112,122 |
| TOTAL MARKET OB/XF VALUE | | 2,253 |
| TOTAL LAND VALUE - MARKET | | 14,250 |
| TOTAL MARKET VALUE | | 128,625 |
| SOH/AGL Deduction | | 43,251 |
| ASSESSED VALUE | | 85,374 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 34,652 |
| TOTAL JUST VALUE | | 128,625 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 130,249 |

SALE:2:1: 5 PARCELS / 1 DEED

LAND:1:1: .68 AC

SALE:1:1: CORPORATE WARRANTY DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8063 | SFR | 31,000 | 02/14/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0785/1783 | 1/28/1994 | WD | Q | V | | 6,000 |
| GRANTOR: BISBEE-BALDWIN CORP | | | | | | |
| GRANTEE: DEBBIE L HALL | | | | | | |
| 0664/0294 | 10/14/1988 | WD | Q | V | 02 | 43,500 |
| GRANTOR: CROWN COAST | | | | | | |
| GRANTEE: AFFORDABLE HOUSING | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W41 S25 E24 FOP= S4 E7 N4 W7$ E17 FGR= E1 UCP= S20 E10 N20 W10$ E11 N25 W12 S25$ N25 PTO= E4 N7 W4 S7$.

## 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 | 0 | 0 | 1,002.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,403 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 50 | 2012 | 2012 | 3 | 50 | 250 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,253

| 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-2 | 40.00 | 200.00 | 1.00 | LT | | 1.00 | 1.00 | 0.95 | 15,000.00 | 14,250.00 | 14,250 | | | | | | | |

REVIEW DATE 06/21/2017 BY RP Total Acres: 0.18 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 10/07/2025 BY SYS