LOT 7 BLK A 242 VILLAGE REPLAT
ORB 636-722, 664-296, 699-770,

SUMNER RACHEL R
473 SW THOMPKINS LP
LAKE CITY, FL 32025

2026

21-4S-17-08640-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

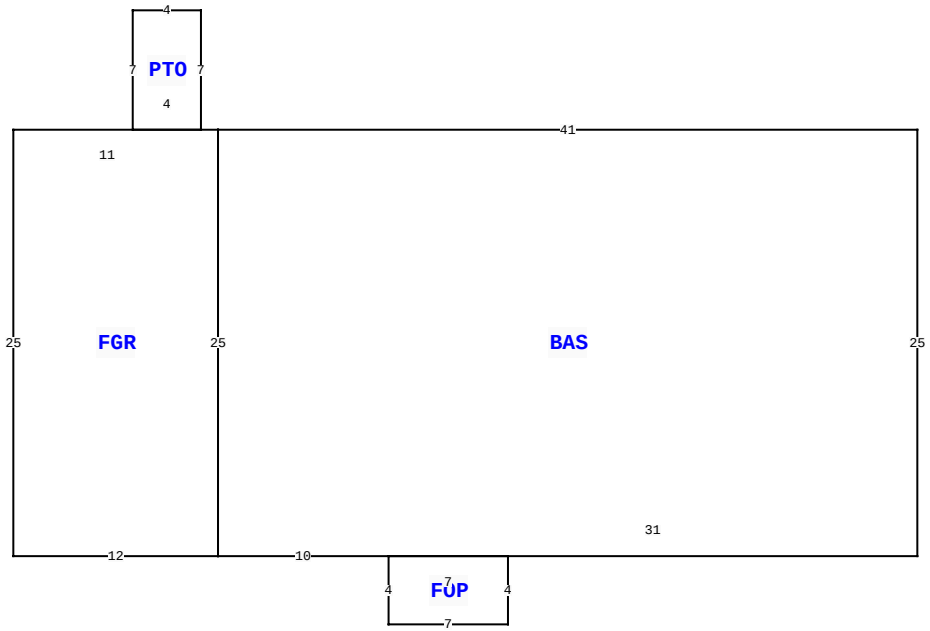
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,025	100		1,025	95,988
FGR	300	55		165	15,452
FOP	28	30		8	749
PTO	28	5		1	94
TOTALS	1,381			1,199	112,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,199	121.1760	135.72	162,728	1994	1994	0	0	0	31.00	69.00

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



473 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		112,282
TOTAL MARKET OB/XF VALUE		853
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		128,135
SOH/AGL Deduction		47,364
ASSESSED VALUE		80,771
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,049
TOTAL JUST VALUE		128,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,763

SALE:2:1: 7 PARCELS / 1 DEED
SALE:1:1: LOT 7 BLK A 242 VILAGE
LAND:1:1: .64 AC.. 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8104	SFR	31,000	01/26/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0785/0635	1/18/1994	WD	Q	V		6,200
GRANTOR: FLORIDA EQUITIES						
GRANTEE: RACHEL R SUMNER						
0664/0296	10/14/1988	WD	Q	V	02	13,600
GRANTOR: B/M LAND GROUP						
GRANTEE: AFFORDABLE HOUSING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FGR= W1 PTO= N7 W4S7 E4$ W11 S25 E12 N25$ S25 E10
FOP= S4 E7 N4 W7$ E31 N25$.

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	609.00	UT	1.40	1.40	100	0	0	3	100	853	

LAND DESCRIPTION

TOTAL OB/XF 853

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-	2133.00	210.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 11/03/2020 BY JS Total Acres: 0.64 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/07/2025 BY SYS