

TOMPKINS GEORGE MIKELL/TOMPKINS BETTY H
P O BOX 327
LAKE CITY, FL 32056

21-4S-17-08641-001

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	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		15	CONC BLOCK 100				0100	01	1,262	109.0000	122.08	154,065	1963	1963	0	0	0	35.00	65.00	VALUATION BY				STANDARD											
Roof Structure		03	GABLE/HIP 100				1 SINGLE FAM 100% - 0 Heated Area: 1128 HX Base Yr													Tax Group: 2				Tax Dist:											
Roof Cover		12	MODULAR MT 100				Detailed description: The floor plan shows a main rectangular building footprint labeled 'BAS' with overall dimensions of 28 by 35. To the right side, there are three smaller rectangular areas: a front porch labeled 'FCP' (10x16), a rear porch labeled 'FEP' (10x10), and a utility porch labeled 'UOP' (18x4). Other dimensions shown include 10, 11, 12, 16, 8, 4, and 18.													BUILDING MARKET VALUE				100,142											
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE				4,330											
Interior Floor		06	VINYL ASB 100																	TOTAL LAND VALUE - MARKET				26,605											
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE				131,077											
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction				63,911											
Bedrooms			3 100				ASSESSED VALUE				67,166																								
Bathrooms			1 100				TOTAL EXEMPTION VALUE				HX HB				42,166																				
Frame		01	NONE 100				BASE TAXABLE VALUE				25,000																								
Stories		1.	1. 100				TOTAL JUST VALUE				131,077																								
Architectual Units		05	CONV 100				NCON VALUE				0																								
Condition Adj		03	03 100				INCOME VALUE																												
Kitchen Adjus		01	01 100				PREVIOUS YEAR MKT VALUE				131,077																								
Quality		05	05																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA		02																														
NEIGHBORHOOD/LOC		21417.00	1.00/																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,128	100			1,128	89,509																													
FCP	160	25			40	3,174																													
FEP	100	80			80	6,348																													
UOP	72	20			14	1,111																													
TOTALS	1,460				1,262	100,142																													
EXTRA FEATURES							254 SW SPARTAN LN, LAKE CITY										BLD DATE				LGL DATE		05/03/2023		MLU										
							XF DATE				LAND DATE				AG DATE																				
							INC 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	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130																				
2	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																				
3	0070	CARPORT UF	0 100	20	20	400.00	UT	3.00	3.00	100	2004	2004	3	100	1,200																				
4	0296	SHED METAL	0 100	10	16	160.00	UT	5.00	5.00	100	2004	2004	3	100	800																				
5	0296	SHED METAL	0 100	10	16	160.00	UT	5.00	5.00	100	2004	2004	3	100	800																				
6	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200																				
TOTAL OB/XF 4,330																																			
LAND DESCRIPTION																																			
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		A-1	0.00	0.00	3.13	AC		1.00	1.00	1.00	8,500.00	8,500.00	26,605																		
REVIEW DATE 04/06/2022 BY JB Total Acres: 3.13 Total Land Value: 26,605 Market: 0 Agricultural: 0 Common: 26,605 PRINTED 10/03/2025 BY SYS																																			