

LOT 6 OAK RIDGE ESTATES S/D UNIT
530-624, 647-682, 742-107, 800-1

TOMPKINS THOMAS C/TOMPKINS MARY ANN
641 SW RIDGE ST
LAKE CITY, FL 32024

2026

25-4S-16-03155-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 25416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,804	100		3,804	367,327
FGR	671	55		369	35,632
FOP	61	30		18	1,738
FOP	203	30		61	5,891
FOP	210	30		63	6,084
FST	64	55		35	3,380
PTO	154	5		8	773

TOTALS 5,167 4,358 420,823

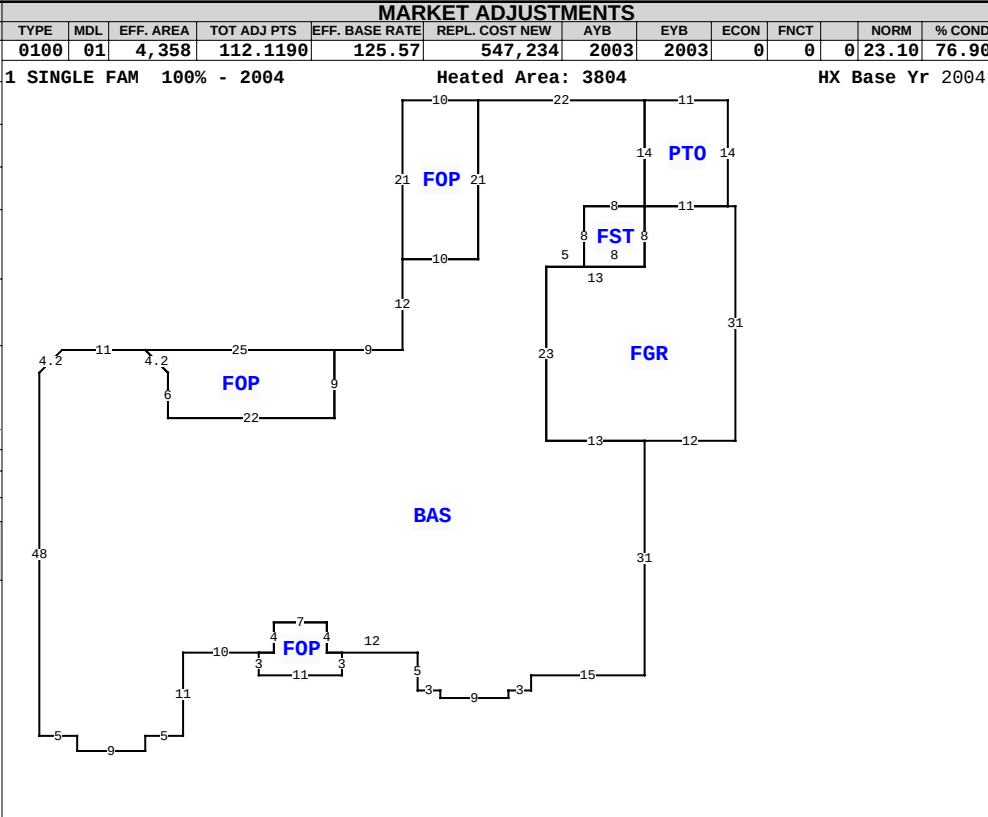
EXTRA FEATURES

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	7,000	
3	0280	POOL R/CON	0 100	0	0	546.00	UT	52.50	52.50	100	2003	2003	3	40	11,466	
4	0166	CONC, PAVMT	0 100	0	0	2,168.00	UT	1.00	1.00	100	2009	2009	3	100	2,168	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000							

REVIEW DATE 07/09/2019 BY KR



641 SW RIDGE ST, LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/20/2022 MLU

TOTAL OB/XF																	21,834
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TOTAL OB/XF																	21,834
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Total Acres: 5.17 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		420,823
TOTAL MARKET OB/XF VALUE		21,834
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		514,657
SOH/AGL Deduction		160,062
ASSESSED VALUE		354,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,873
TOTAL JUST VALUE		514,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,263

LAND:1:1: 5.17 AC

SALE:1:1: LOT 6 OAKRIDGE ESTATES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20843	POOL	135	07/07/2003
20139	SFR	605	11/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0910/0807	9/08/2000	WD	Q	V	03	49,500

GRANTOR: CARSWELL'S

GRANTEE: THOMAS & MARY ANN T

0800/1357 1/13/1995 WD Q V 35,000

GRANTOR: LEONARD A & VERA C CA

GRANTEE: LINC R & JULIE J CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= W25 D3 R3 S6 E22 N9\$ S9 W22 N6 L3 U3 W11 D3 L3 S48 E5 S2 E9 N2 E5 N11 E10 FOP= S3 E11 N3 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E12 S5 E3 S1 E9 N1 E3 N2 E15 N31 FGR= E12 N31 W1 PTO= N14 W11 S14 E11\$ W11 FST= W8 S8 E8 N8\$ S8 W13 S23 E13\$ W13 N23 E5 N8 E8 N14 W22 FOP= W10 S21 E10 N21\$ S21 W10 S12\$.

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