LOT 9 OAK MEADOW PLANTATION
UNIT 2.

TOMPKINS MARIAN P
302 NW CUTLER GLN
LAKE CITY, FL 32055-4808

2026

34-3S-16-02462-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

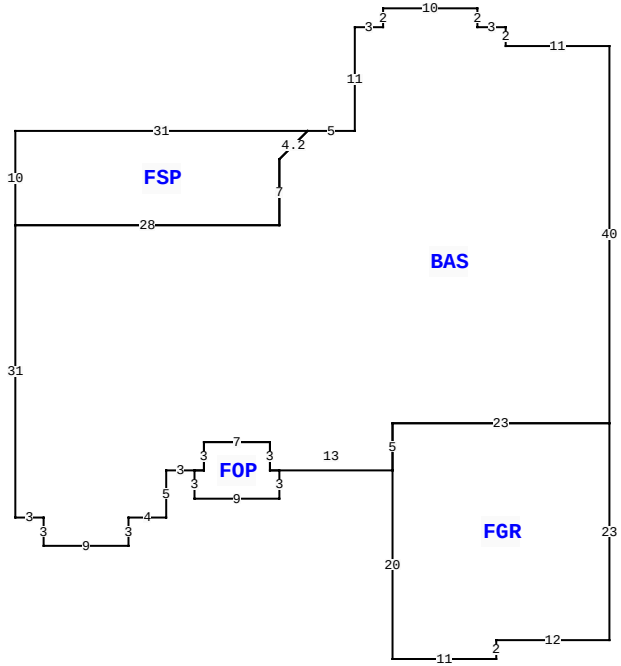
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	226,805
FGR	551	55		303	30,543
FOP	48	30		14	1,411
FSP	285	40		114	11,492
TOTALS	3,134			2,681	270,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,681	119.3640	133.69	358,423	2001	2001	0	0	0	24.60	75.40

1 SINGLE FAM 100% - 2002 Heated Area: 2250 HX Base Yr 2002



302 NW CUTLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		270,251
TOTAL MARKET OB/XF VALUE		3,651
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		308,902
SOH/AGL Deduction		95,234
ASSESSED VALUE		213,668
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		157,946
TOTAL JUST VALUE		308,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2074	SFR	592	04/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0347	12/09/2018	LE	U	I	11	100
GRANTOR: MARIAN P TOMPKINS (EN						
GRANTEE: MICHAEL EDWIN & JEF						
0944/2321	1/22/2002	WD	Q	I	06	100
GRANTOR: RICHARD & MARIAN TOMP						
GRANTEE: TOMPKINS TRUST/ RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 W3 N2 W10 S2 W3 S11 W5 FSP= W31 S10 E28 N7 R3 U3 $ D3 L3 S7 W28 S31 E3 S3 E9 N3 E4 N5 E3 FOP= S3 E9 N3 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E13 FGR= S20 E11 N2 E12 N23 W23 S5$ N5 E23 N40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,634.00	UT	1.50	1.50	100	2001	2001	3	100	2,451	

LAND DESCRIPTION

TOTAL OB/XF 3,651

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY JB Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS