COMM NE COR, RUN S 356.73 FT, W 554.08 FT FOR POB, RUN W 209.77 FT TO N LINE OF CO RD, E 209.77

KAMPMEYER KEVIN EUGENE/KAMPMEYER JENNIFER LYNN
P O BOX 2154
LAKE CITY, FL 32056

2027

01-5S-16-03387-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01

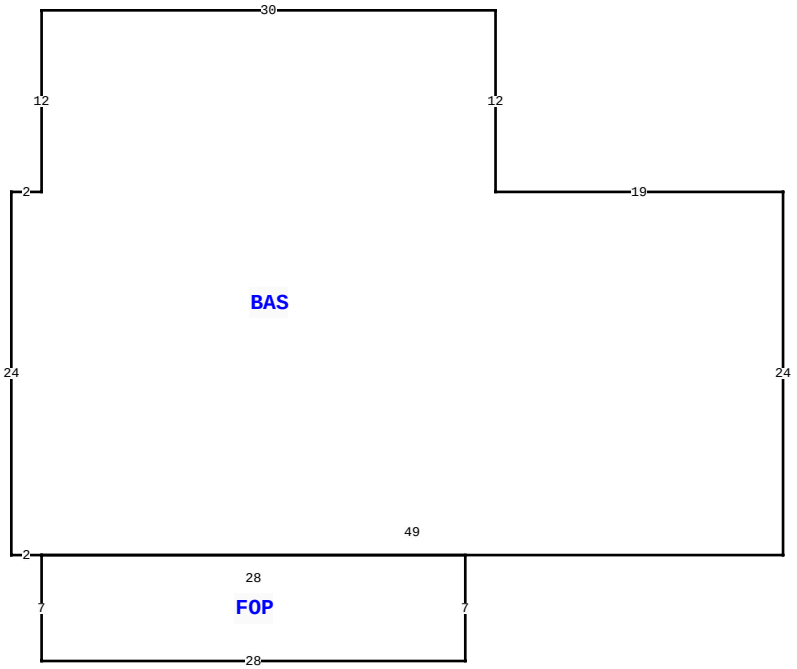
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	186,947
FOP	196	30		59	6,964
TOTALS	1,780			1,643	193,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	114.4440	125.89	206,837	1960	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2023 Heated Area: 1584 HX Base Yr 2023



491 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	75	1993	1993	3	75	1,080	
2	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	75	1993	1993	3	75	600	
3	0081	DECKING WI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,910
TOTAL MARKET OB/XF VALUE		2,680
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		235,590
SOH/AGL Deduction		1,750
ASSESSED VALUE		233,840
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,429
TOTAL JUST VALUE		235,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,118

SALE:2:1: 1.95 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2576	10/27/2025	LE	U	I	14	100
GRANTOR: KAMPMEYER KEVIN EUGEN						
GRANTEE: KAMPMEYER KEVIN EUG						
1463/885	3/31/2022	WD	Q	I	01	265,000
GRANTOR: BENNEFIELD CAMERON D						
GRANTEE: KAMPMEYER KEVIN EUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N12 W30 S12 W2 S24 E2 FOP= S7 E28 N7 W28$ E49 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,680

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		A-1	0.00	0.00	1.95	AC		1.00	1.00	1.00	20,000.00	20,000.00	39,000							

REVIEW DATE 01/16/2026 BY JB Total Acres: 1.95 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/17/2026 BY SYS