

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

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

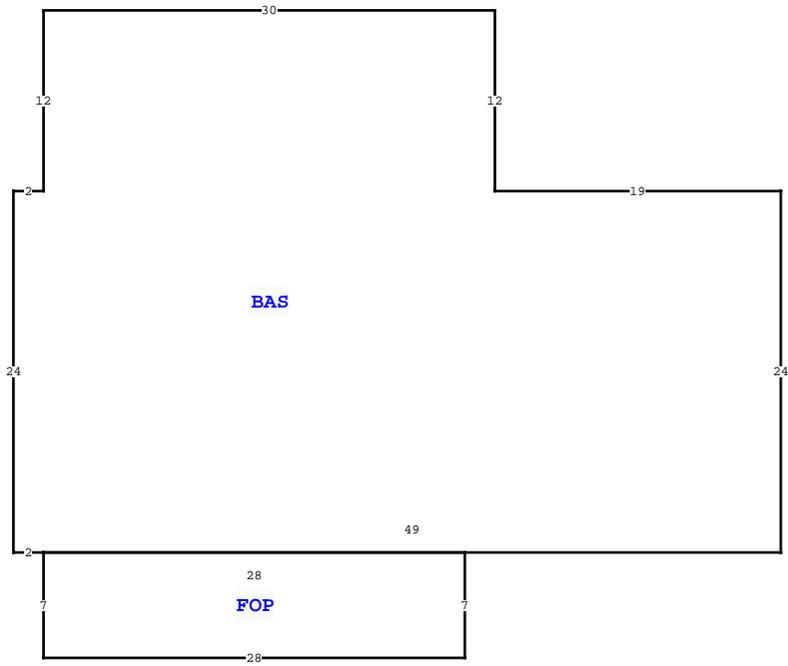
2026

01-5S-16-03387-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	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
BAS	1,584	100	
FOP	196	30	
TOTALS	1,780		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
				Heated Area: 1584								
					HX Base Yr 2023							



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				197,438		
TOTAL MARKET OB/XF VALUE				2,680		
TOTAL LAND VALUE - MARKET				39,000		
TOTAL MARKET VALUE				239,118		
SOH/AGL Deduction				12,089		
ASSESSED VALUE				227,029		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				175,618		
TOTAL JUST VALUE				239,118		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				238,490		
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: KAMPMYER KEVIN EUGEN						
GRANTEE: KAMPMYER KEVIN EUG						
1463/885	3/31/2022	WD	Q	I	01	265,000
GRANTOR: BENNEFIELD CAMERON D						
GRANTEE: KAMPMYER KEVIN EUG						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W19 N12 W30 S12 W2 S24 E2 FOP= S7 E28 N7 W28\$ E49 N24\$.						

EXTRA FEATURES													491 SW FINLEY LITTLE LN, LAKE CITY			
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
3	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	75	1993	1993	3	75	1,080	
3	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	75	1993	1993	3	75	600	
4	0081	DECKING WI	0	100	0	0	1.00	UT	1,000.00	100	2022	2021		100	1,000	
TOTALS															2,680	

LAND DESCRIPTION													TOTAL OB/XF												
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	1.95	AC		1.00	1.00	1.00	20,000.00	20,000.00	39,000								