E 495 FT OF NE1/4 OF NW1/4 EX
E 110 OF NE1/4 OF NW1/4 & EX
RD R/W.

DOW MARCIA T/DOW WILLIAM E
5003 SW STATE ROAD 247
LAKE CITY, FL 32024-1050

2027

16-4S-16-03025-000

BUILDING CHARACTERISTICS

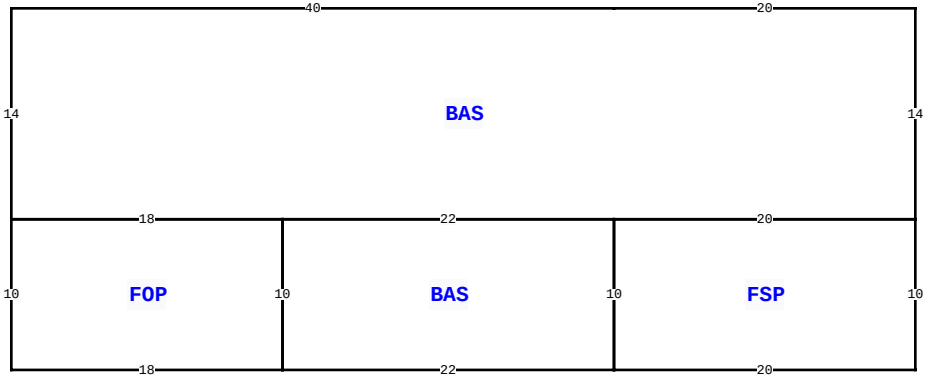
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	5,318
BAS	840	100		840	20,304
FOP	180	35		63	1,523
FSP	200	40		80	1,934
TOTALS	1,440			1,203	29,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,203	100.7100	60.43	72,697	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1060 HX Base Yr



628 SW TOMPKINS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0070	CARPORT UF	0	0	22	22	484.00	UT	3.00	3.00	70	1993	1993	3	70	1,016	
2	0252	LEAN-TO W/	0	0	10	20	200.00	UT	2.00	2.00	70	1993	1993	3	70	280	
3	0294	SHED WOOD/	0	0	16	20	320.00	UT	7.50	7.50	70	1993	1993	3	70	1,680	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,079
TOTAL MARKET OB/XF VALUE	10,276
TOTAL LAND VALUE - MARKET	98,640
TOTAL MARKET VALUE	48,510
SOH/AGL Deduction	0
ASSESSED VALUE	48,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,510
TOTAL JUST VALUE	137,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,995

BLDG:3:1: CORS MH (LESLIE DOW/GRD'DGT/LIVES HERE)

XFOB:2:1: CORS MH

XFOB:1:1: NORMADY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/2421	5/20/2019	WD	U	I	11	100
GRANTOR: WILLIAM E DOW & MARCI						
GRANTEE: WILLIAM E & MARCIA						
1216/0736	6/13/2011	WD	U	I	14	100
GRANTOR: PAULINE P TOMPKINS- L						
GRANTEE: KELLI A STAPLETON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 FOP= S10 E18 N10 W18$ E18 BAS= S10 E22 N10 W22$ E22 FSP= S10 E20 N10 W20$ E20 N14 W20$.

LAND DESCRIPTION

TOTAL OB/XF 10,276

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0					10.46	AC		1.00	1.00	1.00	445.00	445.00	4,655							
3	9910	M	MKT.VAL.AG	0					10.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,140							

REVIEW DATE 07/08/2024 BY KS Total Acres: 11.46 Total Land Value: 9,155 Market: 94,140 Agricultural: 4,655 Common: 4,500 PRINTED 11/17/2026 BY SYS