BEG 1055.24 FT W & 30 FT S OF
NE COR OF NE1/4 OF NW1/4, RUN
S 516 FT, W 413.05 FT, N 516

GOODSON GRAHAM S/JOHNSON JESSICA R
834 SW TOMPKINS ST
LAKE CITY, FL 32024

2027

16-4S-16-03025-007

BUILDING CHARACTERISTICS

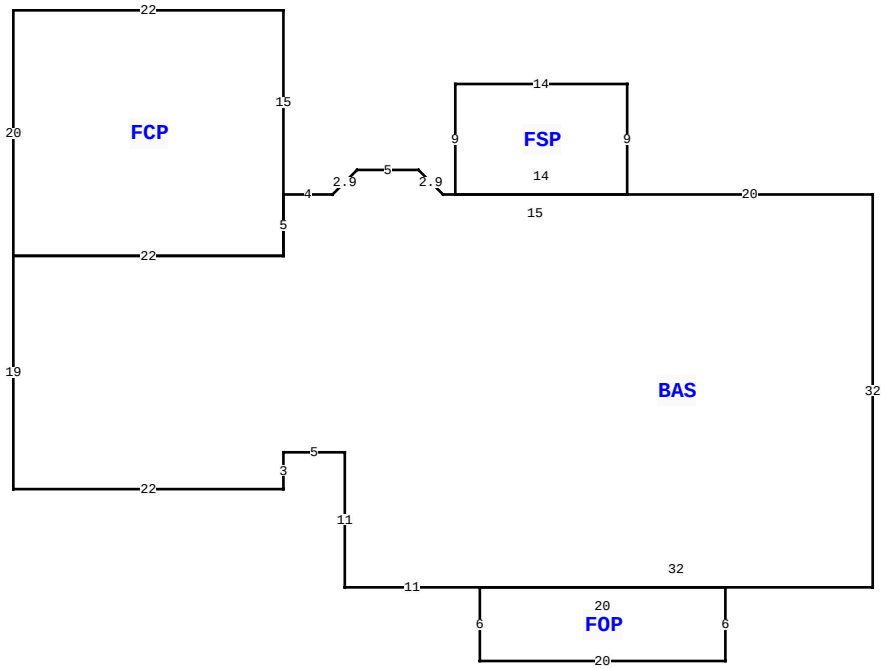
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
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	1,913	100		1,913	149,127
FCP	440	25		110	8,575
FOP	120	30		36	2,806
FSP	126	40		50	3,898
TOTALS	2,599			2,109	164,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	109.0280	119.93	252,932	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1913 HX Base Yr 2015



834 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	784.00	UT	1.50	1.50	100	0	0	3	100	1,176	
3	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2003	2003	3	40	12,544	
4	0166	CONC,PAVMT	0	100	0	0	812.00	UT	2.00	2.00	30	2003	2003	3	30	487	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0210	GARAGE U	0	100	25	25	875.00	UT	18.00	18.00	100	2019	2019	3	100	15,750	
7	0251	LEAN TO W/	0	100	12	35	420.00	UT	3.50	3.50	100	2019	2019	3	100	1,470	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,406
TOTAL MARKET OB/XF VALUE		34,627
TOTAL LAND VALUE - MARKET		108,196
TOTAL MARKET VALUE		213,124
SOH/AGL Deduction		49,571
ASSESSED VALUE		163,553
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,142
TOTAL JUST VALUE		307,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20713	POOL	100	05/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/2111	2/19/2015	WD	U	V	12	30,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: GRAHAM S & JESSICA						
1282/0012	9/23/2014	WD	U	I	12	152,000
GRANTOR: FEDERAL HOME LOAM MOR						
GRANTEE: GRAHAM S GOODSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N9 W14 S9 E14$ W15 L2 U2 W5 D2 L2 W4 FCP= N15 W22 S20 E22 N5$ S5 W22 S19 E22 N3 E5 S11 E11 FOP= S6 E20 N6 W20$ E32 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 34,627

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		00	0.00	0.00	2.42	AC		1.00	1.00	1.00	3,800.00	3,800.00	9,196							
2	5500	A	TIMBER 2	0		00	0.00	0.00	11.00	AC		1.00	1.00	1.00	445.00	445.00	4,895							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000							

REVIEW DATE 07/08/2024 BY KS Total Acres: 13.42 Total Land Value: 14,091 Market: 99,000 Agricultural: 4,895 Common: 9,196 PRINTED 11/17/2026 BY SYS