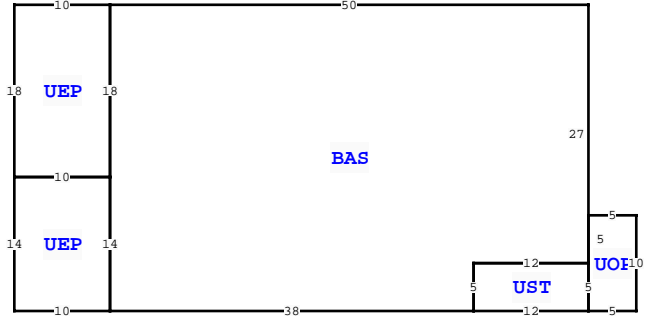
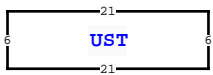




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,826	97.0200	108.66	198,413	1945	1960	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0													
Heated Area: 1540													
HX Base Yr													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	16416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	108,768
UEP	140	60		84	5,933
UEP	180	60		108	7,628
UOP	50	20		10	707
UST	60	45		27	1,907
UST	126	45		57	4,026
TOTALS	2,096			1,826	128,968

974 SW TOMPKINS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			128,968
TOTAL MARKET OB/XF VALUE			9,044
TOTAL LAND VALUE - MARKET			15,525
TOTAL MARKET VALUE			153,537
SOH/AGL Deduction			95,262
ASSESSED VALUE			58,275
TOTAL EXEMPTION VALUE			33,275
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			153,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30588	MAINT/ALTR	50	11/06/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/1176	8/31/2022	QC	U	V	11	100
GRANTOR: HUCHINGSON JOE						
GRANTEE: SHEPHERD HORACE E						
0760/1336	5/27/1992	WD	Q	I		38,000
GRANTOR: MARY J HUCHINGSON						
GRANTEE: HORACE E SHEPHERD						

EXTRA FEATURES															
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
1	0166	CONC, PAVMT	0 100	27 25	675.00	UT	0.70	0.70	100	0	0	3	100	473	
2	0296	SHED METAL	0 100	10 20	200.00	UT	7.50	7.50	70	1993	1993	3	70	1,050	
3	0296	SHED METAL	0 100	14 20	280.00	UT	7.50	7.50	70	1993	1993	3	70	1,470	
4	0294	SHED WOOD/	0 100	16 24	384.00	UT	14.00	14.00	100	2007	2007	3	100	5,376	
5	0252	LEAN-TO W/	0 100	7 20	140.00	UT	2.50	2.50	50	2007	2007	3	50	175	
6	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W50 UEP= W10 S18 E10 N18\$ S18 UEP= W10 S14 E10 N14\$ S14 E38 UST= E12 N5 W12 S5\$ N5 E12 UOP= S5 E5 N10 W5 S5\$ N27\$ PTR= N30 UST= N6 W21 S6 E21\$ S30\$.			

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						
1	0100	C	SFR	100		00	0.00	0.00	1.35	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,525							