

COMM NW COR OF SEC, E 345.02 FT
E 53.03 FT, S 300 FT, E 148.54 F
FT, E 209.86 FT, N 314.89 FT, E

DEAS TYLOR A/DEAS AUBREY M
948 SW TOMPKINS ST
LAKE CITY, FL 32024

2026

16-4S-16-03049-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		77,019

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,404	106.1100	99.74	140,035	1999	1999		0	0	45.00	55.00													
1 MANUF 1 100% - 2022				Heated Area: 1404				HX Base Yr 2022																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/09/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/09/2025	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			77,019	
TOTAL MARKET OB/XF VALUE			15,300	
TOTAL LAND VALUE - MARKET			124,534	
TOTAL MARKET VALUE			104,267	
SOH/AGL Deduction			28,737	
ASSESSED VALUE			75,530	
TOTAL EXEMPTION VALUE	HX HB		50,530	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			216,853	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			216,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047386	Electrical Servic	0	06/05/2023
38466	MAINT/ALTR	75	08/13/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1070	12/19/2022	WD	U	I	11	100
GRANTOR: DEAS TYLOR A						
GRANTEE: DEAS TYLOR A						
1477/2289	10/20/2022	QC	U	V	11	100
GRANTOR: HUCHINGSON JOE						
GRANTEE: DEAS TYLOR A						

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	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	300	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

BUILDING NOTES													
948 SW TOMPKINS ST, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W52 S27 E52 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF 15,300										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		00	0.00	0.00	1.23	AC		1.00	1.00	1.00	4,300.00	4,300.00	5,289							
2	5500	A	TIMBER 2	0					0.90	AC		1.00	1.00	1.00	445.00	445.00	400							
3	5600	A	TIMBER 3	0					10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							
4	9910	M	MKT. VAL. AG	0					0.90	AC		1.00	1.00	1.00	4,300.00	4,300.00	3,870							
5	5500	A	TIMBER 2	0					7.75	AC		1.00	1.00	1.00	445.00	445.00	3,449							
6	9910	M	MKT. VAL. AG	0					17.75	AC		1.00	1.00	1.00	6,500.00	6,500.00	115,375							