LOT 17 BLOCK C AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
W 280 FT, N 25 FT FOR POB, CONT

TOMPKINS STEPHANIE R
253 SW FERNDALE PLACE
LAKE CITY, FL 32025

**2027**

**19-4S-17-08540-117**

## BUILDING CHARACTERISTICS

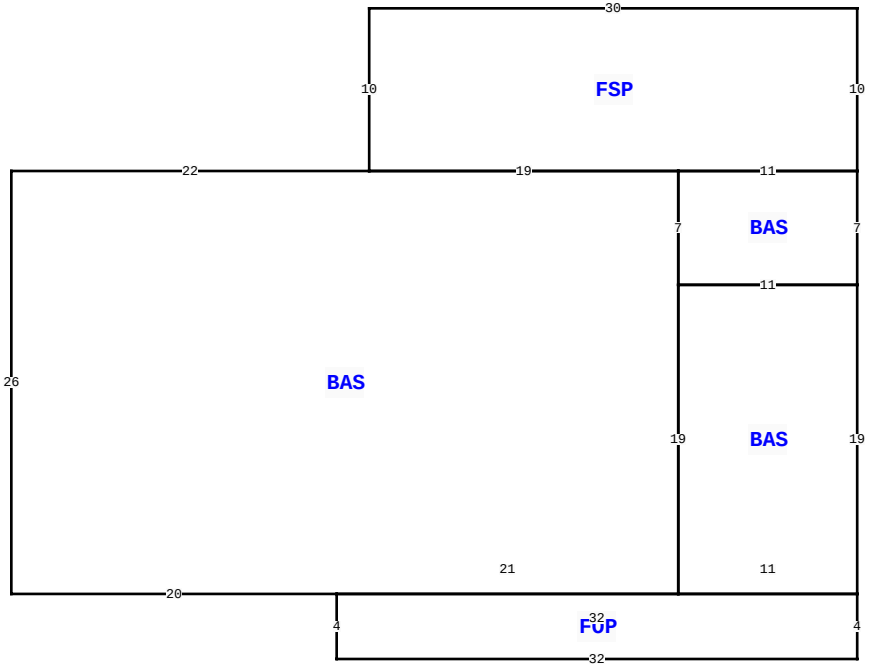
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 19417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 77 | 100 | | 77 | 6,050 |
| BAS | 209 | 100 | | 209 | 16,422 |
| BAS | 1,066 | 100 | | 1,066 | 83,758 |
| FOP | 128 | 30 | | 38 | 2,985 |
| FSP | 300 | 40 | | 120 | 9,429 |
| TOTALS | 1,780 | | | 1,510 | 118,644 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,510 | 109.8900 | 120.88 | 182,529 | 1975 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1352 HX Base Yr 2017




253 SW FERNDALE PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 8 | 12 | 96.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 192 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 118,644 |
| TOTAL MARKET OB/XF VALUE | | 1,692 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 138,836 |
| SOH/AGL Deduction | | 49,646 |
| ASSESSED VALUE | | 89,190 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 37,779 |
| TOTAL JUST VALUE | | 138,836 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 140,995 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049784 | Roof Replacement | 12,000 | 05/10/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1327/1783 | 12/16/2016 | WD | Q | I | 01 | 87,000 |
| GRANTOR: KENNETH N & SONJA A M | | | | | | |
| GRANTEE: STEPHANIE R TOMPKIN | | | | | | |
| 1143/0532 | 4/04/2006 | QC | Q | I | 01 | 100 |
| GRANTOR: CHASE MARKHAM | | | | | | |
| GRANTEE: KENNETH & SONJA MAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W22 S26 E20 FOP= S4 E32N4 W32$ E21 BAS= E11 N19 W11 S19$ N19 BAS= E11 N7 W11 S7$ N7 FSP= E11 N10 W30 S10 E19$ W19$.

## LAND DESCRIPTION

TOTAL OB/XF 1,692

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 06/03/2024 BY JS Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS