LOT 1 BLK B 242 VILLAGE REPLAT.
636-722, 643-547, 701-536, 747-1

WYCHE JESSE JAMES/WAITERS DESIREE
496 SW THOMPKINS LOOP
LAKE CITY, FL 32025

2027

21-4S-17-08640-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

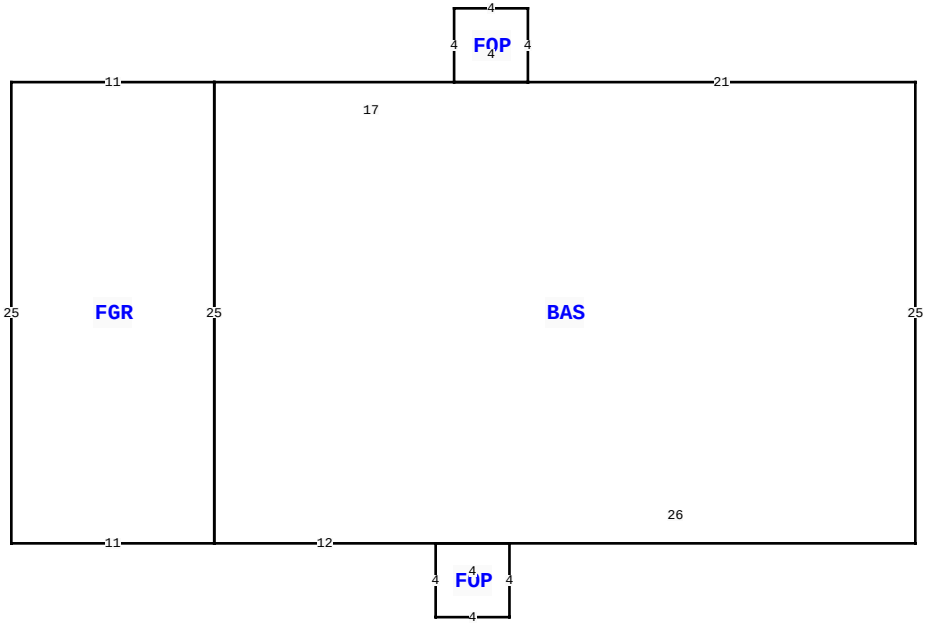
NEIGHBORHOOD/LOC 21417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	68,883
FGR	275	55		151	10,949
FOP	16	30		5	362
FOP	16	30		5	362
TOTALS	1,257			1,111	80,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,111	96.9408	106.63	118,466	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2017 Heated Area: 950 HX Base Yr 2017



496 SW THOMPKINS LOOP, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 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	828.00	UT	1.40	1.40	100	0	0	3	100	1,159	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,557
TOTAL MARKET OB/XF VALUE	2,559
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	105,116
SOH/AGL Deduction	32,799
ASSESSED VALUE	72,317
TOTAL EXEMPTION VALUE	HX HB 47,317
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	105,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7477	SFR	22,000	08/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2582	6/22/2018	WD	U	I	11	100
GRANTOR: JESSIE JAMES WYCHE						
GRANTEE: JESSIE JAMES WYCHE						
1347/1856	11/08/2017	WD	U	I	11	100
GRANTOR: ROHDA TIMMONS WYCHE						
GRANTEE: JESSIE JAMES WYCHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N4 W4 S4 E4$ W17 FGR= W11 S25 E11 N25$ S25E12
FOP= S4 E4 N4 W4$ E26 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,559

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		RSF-	2114.00	180.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 06/21/2017 BY RP Total Acres: 0.47 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS