COMM NW COR OF SW1/4, E 186.4 FT 232.84 FT FOR POB, RUN SE 504.68 FT, NW 272.26 FT, NE 351.20 FT T

TOMPKINS GEORGE MIKELL/TOMPKINS BETTY H
P O BOX 327
LAKE CITY, FL 32056

2027

21-4S-17-08641-001

BUILDING CHARACTERISTICS

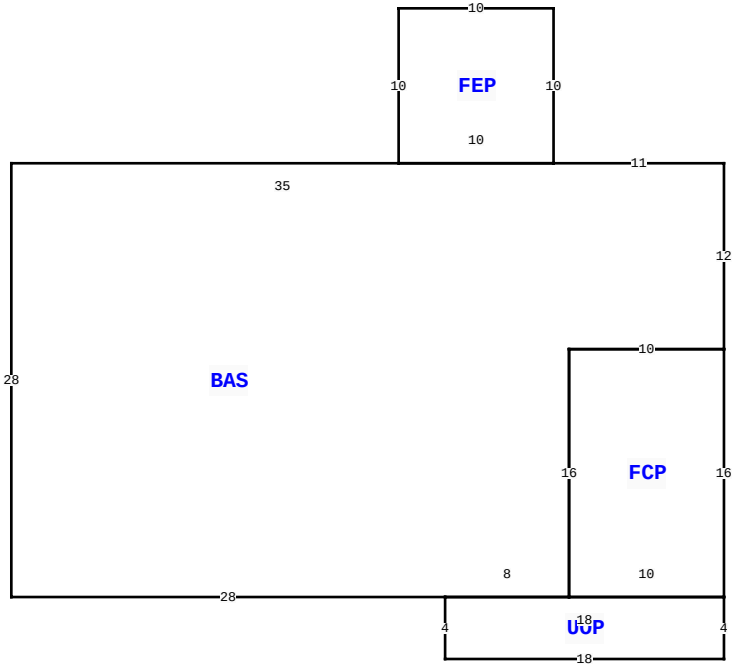
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100		1,128	87,911
FCP	160	25		40	3,117
FEP	100	80		80	6,235
UOP	72	20		14	1,091
TOTALS	1,460			1,262	98,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	109.0000	119.90	151,314	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1128 HX Base Yr



254 SW SPARTAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	100	2004	2004	3	100	1,200	
4	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	2004	2004	3	100	800	
5	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	2004	2004	3	100	800	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,354
TOTAL MARKET OB/XF VALUE		4,330
TOTAL LAND VALUE - MARKET		32,865
TOTAL MARKET VALUE		135,549
SOH/AGL Deduction		66,569
ASSESSED VALUE		68,980
TOTAL EXEMPTION VALUE	HX HB	43,980
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042919	Roof Replacement	10,000	10/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FEP= N10 W10 S10 E10$ W35 S28 E28 UOP= S4 E18 N4 W18$ E8 FCP= E10 N16 W10 S16$ N16 E10 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,330

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		A-1	0.00	0.00	3.13	AC		1.00	1.00	1.00	10,500.00	10,500.00	32,865							

REVIEW DATE 04/06/2022 BY JB Total Acres: 3.13 Total Land Value: 32,865 Market: 0 Agricultural: 0 Common: 32,865 PRINTED 11/16/2026 BY SYS