LOT 6 OAK RIDGE ESTATES S/D UNIT
530-624, 647-682, 742-107, 800-1

TOMPKINS THOMAS C/TOMPKINS MARY ANN
641 SW RIDGE ST
LAKE CITY, FL 32024

**2027**

**25-4S-16-03155-006**

## BUILDING CHARACTERISTICS

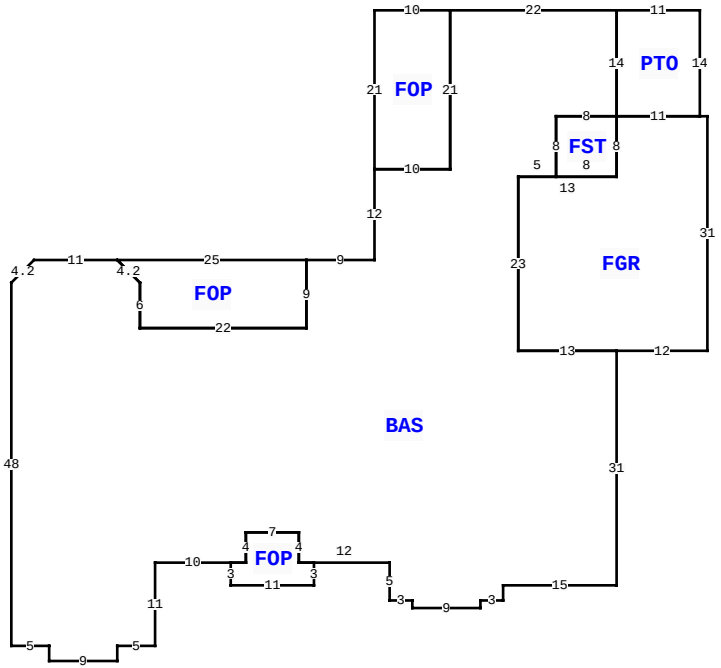
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 25416.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,804 | 100 | | 3,804 | 360,774 |
| FGR | 671 | 55 | | 369 | 34,996 |
| FOP | 61 | 30 | | 18 | 1,707 |
| FOP | 203 | 30 | | 61 | 5,785 |
| FOP | 210 | 30 | | 63 | 5,975 |
| FST | 64 | 55 | | 35 | 3,320 |
| PTO | 154 | 5 | | 8 | 759 |
| TOTALS | 5,167 | | | 4,358 | 413,316 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,358 | 112.1190 | 123.33 | 537,472 | 2003 | 2003 | 0 | 0 | 0 | 23.10 | 76.90 |

1 SINGLE FAM 100% - 2004 Heated Area: 3804 HX Base Yr 2004




641 SW RIDGE ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/20/2022 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 413,316 |
| TOTAL MARKET OB/XF VALUE | | 21,834 |
| TOTAL LAND VALUE - MARKET | | 72,000 |
| TOTAL MARKET VALUE | | 507,150 |
| SOH/AGL Deduction | | 142,981 |
| ASSESSED VALUE | | 364,169 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 312,758 |
| TOTAL JUST VALUE | | 507,150 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 514,657 |

LAND:1:1: 5.17 AC

SALE:1:1: LOT 6 OAKRIDGE ESTATES UNIT II

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20843 | POOL | 135 | 07/07/2003 |
| 20139 | SFR | 605 | 11/14/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0910/0807 | 9/08/2000 | WD | Q | V | 03 | 49,500 |
| GRANTOR: CARSWELL'S | | | | | | |
| GRANTEE: THOMAS & MARY ANN T | | | | | | |
| 0800/1357 | 1/13/1995 | WD | Q | V | | 35,000 |
| GRANTOR: LEONARD A & VERA C CA | | | | | | |
| GRANTEE: LINC R & JULIE J CA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W9 FOP= W25 D3 R3 S6 E22 N9$ S9 W22 N6 L3 U3 W11 D3 L3 S48 E5 S2 E9 N2 E5 N11 E10 FOP= S3 E11 N3 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E12 S5 E3 S1 E9 N1 E3 N2 E15 N31 FGR= E12 N31 W1 PTO= N14 W11 S14 E11$ W11 FST= W8 S8 E8 N8$ S8 W13 S23 E13$ W13 N23 E5 N8 E8 N14 W22 FOP= W10 S21 E10 N21$ S21 W10 S12$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 7,000 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 546.00 | UT | 52.50 | 52.50 | 100 | 2003 | 2003 | 3 | 40 | 11,466 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,168.00 | UT | 1.00 | 1.00 | 100 | 2009 | 2009 | 3 | 100 | 2,168 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,834

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 60,000.00 | 72,000.00 | 72,000 | | | | | | | |

REVIEW DATE 07/09/2019 BY KR Total Acres: 5.17 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/17/2026 BY SYS