

COMM SW COR OF SE1/4 OF SE1/4, E  
 N TO N LINE OF SE1/4 OF SE1/4, E  
 S LINE OF SEC, RUN W 265 FT TO P

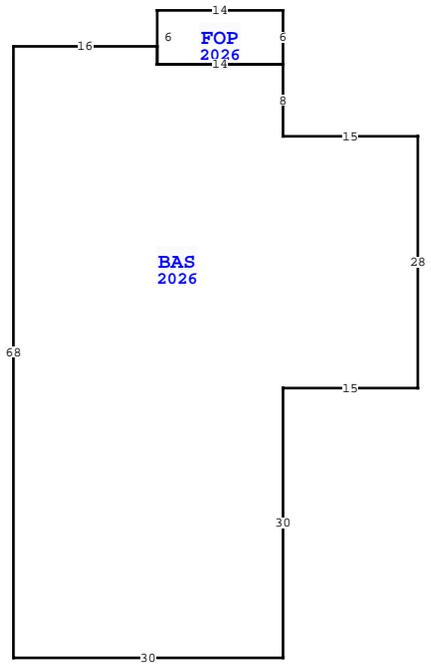
TOMPKINS RET R  
 425 NW CANE MILL GLN  
 LAKE CITY, FL 32055

**2026**

28-3S-16-02375-001

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT VINYL		50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		4		100	
Bathrooms		3		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05			05	
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	28316.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2026	2,432	273,228
FOP	84	35	2026	29	3,259
TOTALS	2,516			2,461	276,486

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100%	- 2026	Heated Area: 2432			HX Base Yr 2008				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		276,486	
TOTAL MARKET OB/XF VALUE		13,200	
TOTAL LAND VALUE - MARKET		48,000	
TOTAL MARKET VALUE		298,801	
SOH/AGL Deduction		6,222	
ASSESSED VALUE		292,579	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		241,168	
TOTAL JUST VALUE		337,686	
NCON VALUE		279,486	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052801	Mobile Home		04/02/2025
000051535	Roof Replacement	10,450	11/15/2024
29806	M H	375	12/07/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1136/1091	11/15/2007	WD	Q	I	06	28,000
GRANTOR: RODNEY E & TERESA B T						
GRANTEE: RET R TOMPKINS						
0740/0372	1/07/1991	WD	Q	V	03	0
GRANTOR: GEORGE TOMPKINS						
GRANTEE: RODNEY TOMPKINS						

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	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1993	1993	3	100	400	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
4	0081	DECKING WI	0	100	0	0	UT	300.00	300.00	100	2023	2022		100	300	
5	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

TOTAL OB/XF													13,200				
425 NW CANE MILL GLN, LAKE CITY													BLD DATE		LGL DATE		
													XF DATE		LAND DATE		
													INC DATE		AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=10,-10] N8 W14 N2 W16 S68 E30 N30 E15 N28 W15 \$												
FOP=[YR=2026;ORIG=-4,-24] E14 S6 W14 N6 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000								
2	5500	A	TIMBER 2	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780								
3	5500	A	TIMBER 2	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335								
4	9910	M	MKT.VAL.AG	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	42,000								