

COMM SE COR W 209.96 FT FOR POB,  
237.62 FT, S 297.62 FT, W 60 FT,  
300.61 FT TO POB. (PARCEL "3").

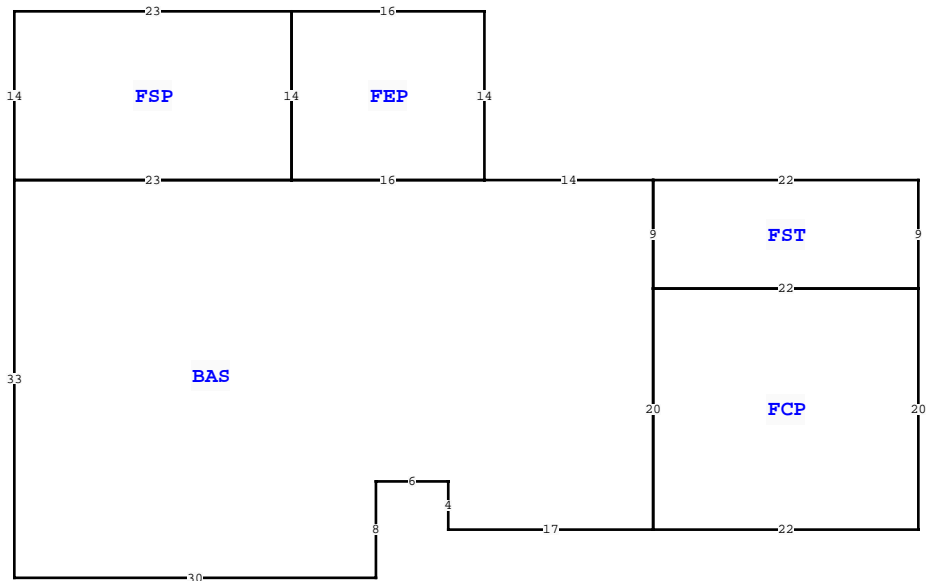
TOMPKINS RODNEY E/TOMPKINS TERESA B  
161 NW CANE MILL GLN  
LAKE CITY, FL 32055

2026

28-3S-16-02375-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,633	100	
FCP	440	25	
FEP	224	80	
FSP	322	40	
FST	198	55	
TOTALS	2,817		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2008									Heated Area: 1633	HX Base Yr 2008



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		187,308	
TOTAL MARKET OB/XF VALUE		20,616	
TOTAL LAND VALUE - MARKET		78,090	
TOTAL MARKET VALUE		216,888	
SOH/AGL Deduction		101,663	
ASSESSED VALUE		115,225	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		63,814	
TOTAL JUST VALUE		286,014	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,014	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/1116	12/22/2009	WD	U	I	30	22,500
GRANTOR: TERESA J TOMPKINS						
GRANTEE: TERESA B & RODNEY E						
1139/0582	12/21/2007	WD	Q	I	01	25,000
GRANTOR: RODNEY EUGENE TOMPKIN						
GRANTEE: RODNEY E & TERESA B						

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	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	30	1973	1973	3	30	10,752	
2	0120	CLFENCE	4	0	100	0	UT	4.50	4.50	50	1993	1993	3	50	864	
3	0070	CARPORT UF	0	100	30	44	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	

LAND DESCRIPTION																								
TOTAL OB/XF 20,616																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5200	A	CROPLAND 2	0		00	0.00	0.00	8.01	AC		1.00	1.00	1.00	370.00	370.00	2,964							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,090							