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

2027

28-3S-16-02375-004

BUILDING CHARACTERISTICS

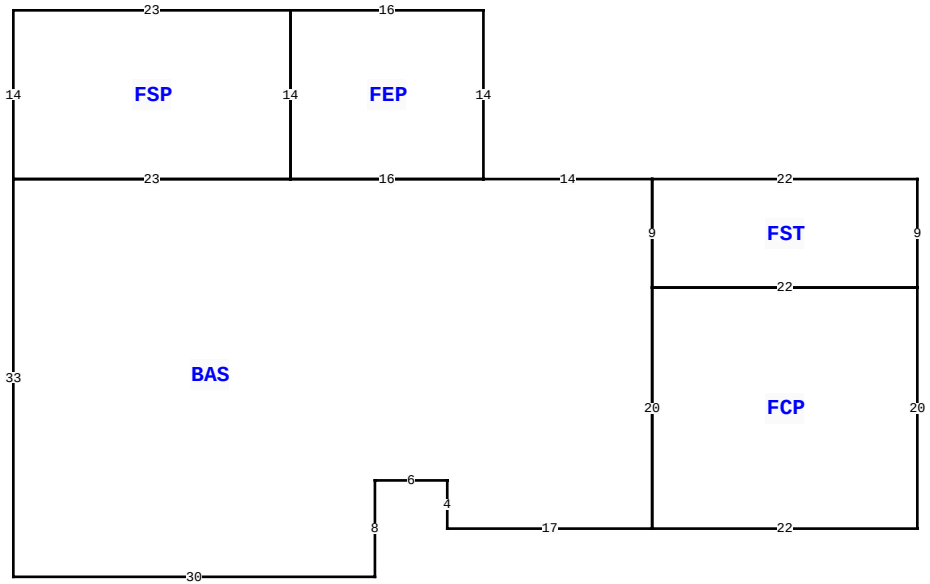
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100		1,633	139,082
FCP	440	25		110	9,368
FEP	224	80		179	15,245
FSP	322	40		129	10,987
FST	198	55		109	9,283
TOTALS	2,817			2,160	183,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	119.1160	131.03	283,025	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1633 HX Base Yr 2008



161 NW CANE MILL GLN, LAKE CITY

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1973	1973	3	30	10,752	
2	0120	CLFENCE 4	0	100	0	0	384.00	UT	4.50	4.50	50	1993	1993	3	50	864	
3	0070	CARPORT UF	0	100	30	44	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,966
TOTAL MARKET OB/XF VALUE		20,616
TOTAL LAND VALUE - MARKET		78,090
TOTAL MARKET VALUE		213,546
SOH/AGL Deduction		94,953
ASSESSED VALUE		118,593
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,182
TOTAL JUST VALUE		282,672
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N14 W16 S14 E16$ W16 FSP= N14 W23 S14 E23$ W23 S33 E30 N8 E6 S4 E17 FCP= E22 N20 W22 S20$ N20 FST= E22 N9 W22 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 20,616

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		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							

REVIEW DATE 03/07/2023 BY KS Total Acres: 9.01 Total Land Value: 8,964 Market: 72,090 Agricultural: 2,964 Common: 6,000 PRINTED 11/17/2026 BY SYS