

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").

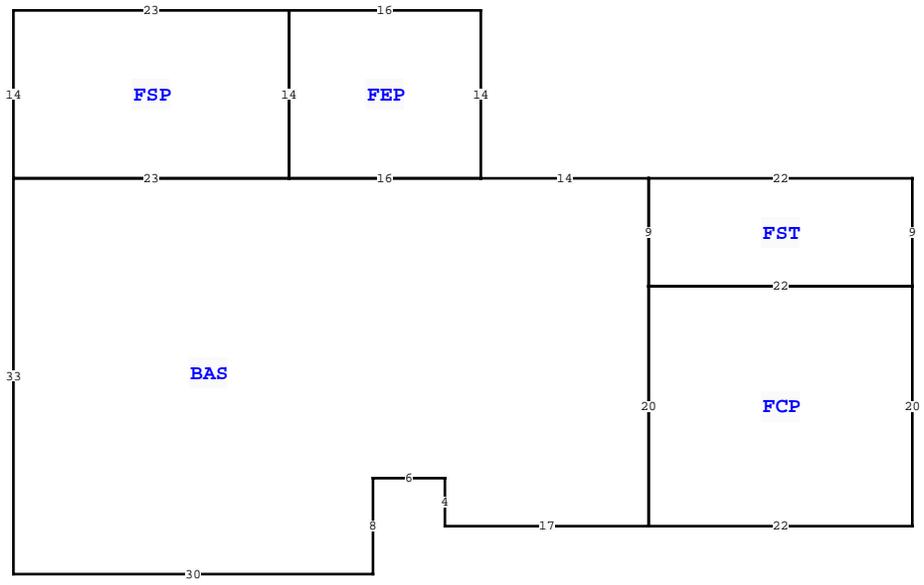
TOMPKINS RODNEY E/TOMPKINS TERESA B
161 NW CANE MILL GLN
LAKE CITY, FL 32055

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		
0100	01	2,160	119.1160	135.79	293,306	1973	1973	0	0	35.00	65.00		
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			190,649
TOTAL MARKET OB/XF VALUE			20,616
TOTAL LAND VALUE - MARKET			78,090
TOTAL MARKET VALUE			220,229
SOH/AGL Deduction			105,004
ASSESSED VALUE			115,225
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			63,814
TOTAL JUST VALUE			289,355
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	

TOTAL OB/XF														20,616			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/09/2025	MLU										

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										
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	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							