COMM NW COR OF SW1/4, RUN E
186.4 FT, SE 899 FT, SW 232.84
FT FOR POB, RUN SE 504.68 FT,

TOMPKINS GEORGE MIKELL
P O BOX 327
LAKE CITY, FL 32056

2021

21-4S-17-08641-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD	21417.00	1.00

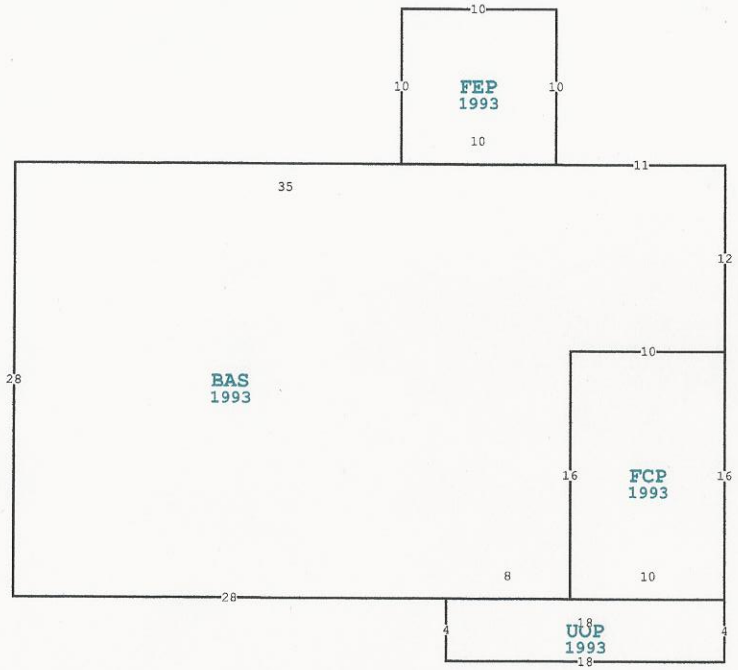
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	53,890
FCP	160	25	40	1,911
FEP	100	80	80	3,822
UOP	72	20	14	669
TOTALS	1,460		1,262	60,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	105.0000	73.50	92,757	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 0

HX Base Yr



254 SW SPARTAN Ln, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		60,292
TOTAL MARKET OB/XF VALUE		4,330
TOTAL LAND VALUE - MARKET		20,658
TOTAL MARKET VALUE		85,280
SOH/AGL Deduction		27,286
ASSESSED VALUE		57,994
TOTAL EXEMPTION VALUE	HX HB	32,994
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		85,280
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FEP=[YR=1993] N10 W10 S10 E10$ W35 S28 E28 UOP=[YR=1993] S4 E18 N4 W18$ E8 FCP=[YR=1993] E10 N16 W10 S16$ N16 E10 N12$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	100	2004	2004	3	100	1,200	
4	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	2004	2004	3	100	800	
5	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	2004	2004	3	100	800	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	

TOTAL OB/XF 4,330

LAND DESCRIPTION

LN	USE CODE	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	SFR	100		A-1	0.00	0.00	3.13	AC		1.00	1.00	1.00	6,600.00	6,600.00	20,658							

REVIEW DATE 06/20/2017 BY RP Total Acres: 3.13 Total Land Value: 20,658 Market: 0 Agricultural: 0 Common: 20,658 PRINTED 10/07/2021