LOTS 8,9,& 10 UNIT 6 THREE RIVER
477-21, 851-493, WD 1451-1871,

SIMMONS FAMILY REVOCABLE TRUST DATED NOVEMBER 3, 2
3003 CALE LANE
TAMPA, FL 33614

2026

00-00-00-00641-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

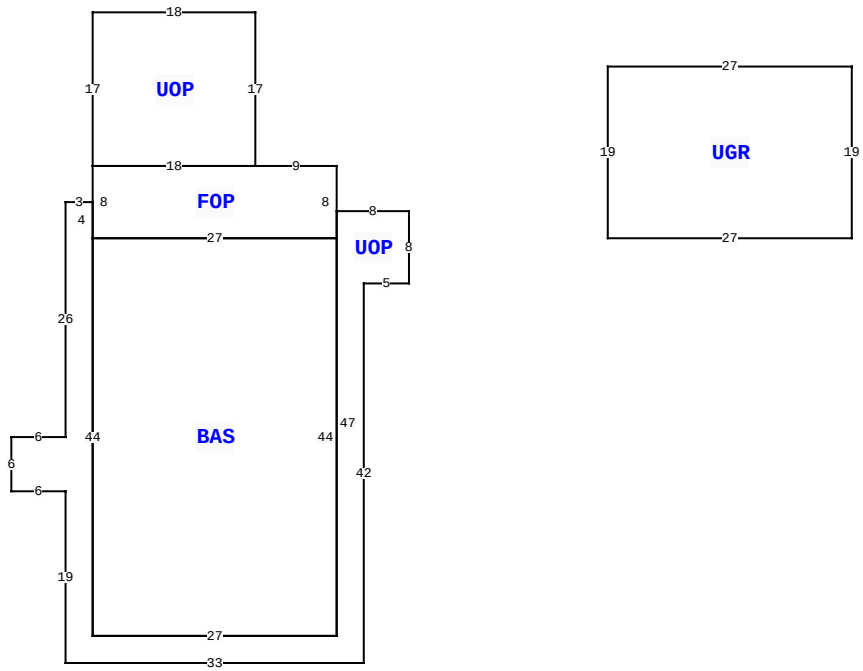
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.06	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	128,823
FOP	216	30		65	7,048
UGR	513	45		231	25,049
UOP	306	20		61	6,615
UOP	460	20		92	9,976
TOTALS	2,683			1,637	177,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,637	126.9774	154.91	253,588	2000	2000	0	0	0	30.00	70.00

1 SFR PILING 0% - 2022 Heated Area: 1188 HX Base Yr



1474 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,512
TOTAL MARKET OB/XF VALUE	3,475
TOTAL LAND VALUE - MARKET	102,150
TOTAL MARKET VALUE	283,137
SOH/AGL Deduction	0
ASSESSED VALUE	283,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,137
TOTAL JUST VALUE	283,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041914	Roof Replacement	11,493	05/14/2021
14308	SFR	205	07/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1871	11/03/2021	WD	U	I	11	100
GRANTOR: SIMMONS CLINTON H JR						
GRANTEE: SIMMONS FAMILY REVO						
0851/0493	12/23/1997	WD	Q	V		10,500
GRANTOR: WALL						
GRANTEE: SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S44 E27 N44 $
UGR=[ORIG=30,0] E27 N19 W27 S19 $
UOP=[ORIG=-27,0] N4 W3 S26 W6 S6 E6 S19 E33 N42 E5 N8 W8 S47 W27 N44 $
UOP=[ORIG=-9,-8] N17 W18 S17 E18 $
FOP=[ORIG=0,0] N8 W9 W18 S8 E27 $
.

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	0166	CONC,PAVMT	0	0	25	27	675.00	UT	5.00	5.00	100	2015	2015	3	100	3,375	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,475

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	0		A-1	0.00	0.00	150.00	FF		1.00	1.00	0.70	750.00	525.00	78,750							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.42	750.00	312.00	23,400							

REVIEW DATE 05/20/2021 BY JS Total Acres: 2.25 Total Land Value: 102,150 Market: 0 Agricultural: 0 Common: 102,150 PRINTED 11/24/2025 BY SYS