LOT 51 SEC 11 THREE RIVERS ESTAT
431-199, WD 1069-827, WD 1239-10

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

2026

00-00-00-00858-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.11 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

760 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,400
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	42,400
SOH/AGL Deduction	0
ASSESSED VALUE	42,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,400
TOTAL JUST VALUE	42,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31558	STORAGE	204	11/01/2013

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						
1239/1082	7/26/2012	WD	Q	V	01	12,000
GRANTOR: DEAN & SALLY BISHOP						
GRANTEE: CLINTON H SIMMONS J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0031	BARN,MT AE	0	0	40	60	2,400.00	UT	9.00	9.00	100	2014	2014	3	100	21,600	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 22,400

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/12/2016 BY DF Total Acres: 0.87 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/28/2025 BY SYS