

LOT 16 BLOCK 4 FOREST HILLS S/D
681-409, 912-1106, AG 1034-1230,

SIMPKINS REGINA KNOWLES
406 SW OAK ST
LAKE CITY, FL 32025

2026

00-00-00-07737-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 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	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,076	100
FOP	20	30
FST	200	55
TOTALS	2,296	2,192

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,192	119.3940	133.72	293,114	1961	1961	0	0	35.00	65.00
1 SINGLE FAM 100% - 2005 Heated Area: 2076 HX Base Yr 2005											
406 SE OAK ST, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/27/2022 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00	50	1993
3	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00	50	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	2 0.00	0.00	13,000.00	SF	1.00

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		190,524
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		204,274
SOH/AGL Deduction		92,519
ASSESSED VALUE		111,755
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,033
TOTAL JUST VALUE		204,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,274

SALE:1:1: LOT 16 BLOCK A FOREST HILLS S/D UNIT 1.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202	MAINT/ALTR	50	05/03/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/2653	8/20/2024	WD	U	I	34	100

GRANTOR: HADWIN BONITA G TRUST

GRANTEE: SIMPKINS REGINA KNO

1262/0595	9/23/2013	QC	U	I	11	100
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GRANTOR: GOVERNEUR MORRIS SIMP

GRANTEE: REGINA KNOWLES SIMP

BUILDING NOTES

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W54 S30 E30 S4 E14 FOP= E5 N4 W5 S4\$ N4 E30 N20 FST= N10 W20 S10 E20\$ W20 N10\$.											
TOTAL OB/XF 750											
ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV											
1.00 1.00 13,000											