N DIV: 150.70 FT OFF S SIDE 1.56
S SIDE BLOCK G, EX 75 FT OFF THE SIDE.

WILLIAMS LELIA M
456 NE SIMMS DR
LAKE CITY, FL 32055

2026

00-00-00-11830-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

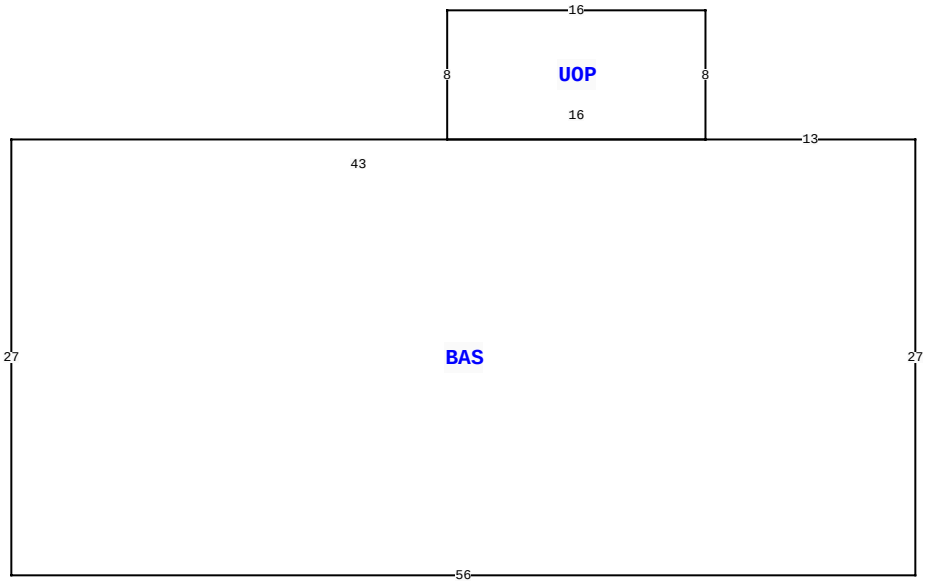
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	72,851
UOP	128	25		32	1,542
TOTALS	1,640			1,544	74,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,544	113.9000	107.07	165,316	2001	2001	10	0	0	45.00	45.00

1 MANUF 1 100% - 2003 Heated Area: 1512 HX Base Yr 2003



456 NE SIMMS DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		74,392
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		8,059
TOTAL MARKET VALUE		84,851
SOH/AGL Deduction		34,555
ASSESSED VALUE		50,296
TOTAL EXEMPTION VALUE	HX HB	25,296
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		84,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0744		4,100	10/08/2024
00092	MH		02/18/2021
00002129	M H	25	06/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0959/2626	8/06/2002	WD	Q	V	03	3,000

GRANTOR: HUGH WILSON
GRANTEE: LELIA WILLIAMS

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N8 W16 S8 E16$ W43 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0200	C	MBL HM	100		*RSF	-384.00	190.00	16,117.20	SF		1.00	1.00	1.00	0.50	0.50	8,059							

REVIEW DATE 12/13/2024 BY JS Total Acres: 0.37 Total Land Value: 8,059 Market: 0 Agricultural: 0 Common: 8,059 PRINTED 11/03/2025 BY SYS