E DIV: LOT 19 EX THE E 40 FT
APPELL'S S/D BLOCK 232 & EX
COMM AT SE COR OF LOT 19

SCIPPIO KATHALEEN
355 NE SIMMS DR
LAKE CITY, FL 32025

2026

00-00-00-13110-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

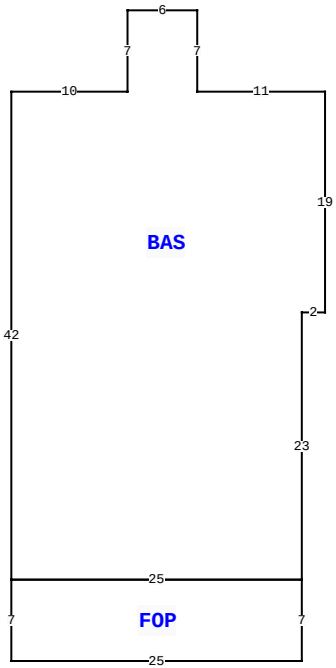
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100		1,130	51,119
FOP	175	30		52	2,352
TOTALS	1,305			1,182	53,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,182	73.4400	82.25	97,220	1925	1925	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1130 HX Base Yr



355 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	53,471
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	5,205
TOTAL MARKET VALUE	58,876
SOH/AGL Deduction	0
ASSESSED VALUE	58,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,876
TOTAL JUST VALUE	58,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/1288	11/07/1990	WD	Q	I	04	127
GRANTOR: WILSON HUGH A &						
GRANTEE: SCIPPIO KATHLEEN						
0656/0419	4/10/1988	AD	Q	I		7,000
GRANTOR: WILSON HUGH A &						
GRANTEE: SCIPPIO FENDLY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N7 W6 S7 W10 S42 FOP= S7 E25 N7 W25$ E25 N23 E2 N19$.

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	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		*RSF-3	0.00	0.00	10,410.84	SF		1.00	1.00	1.00	0.50	0.50	5,205							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.24 Total Land Value: 5,205 Market: 0 Agricultural: 0 Common: 5,205 PRINTED 10/08/2025 BY SYS