E DIV: LOTS 61 & 62 LAKE VIEW S/
LE 810-2351, 869-2188, PB 1319-1

B SIMPLE INVESTMENT PROPERTIES INC
15815 129TH RD
MCALPIN, FL 32062

2026

00-00-00-13188-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

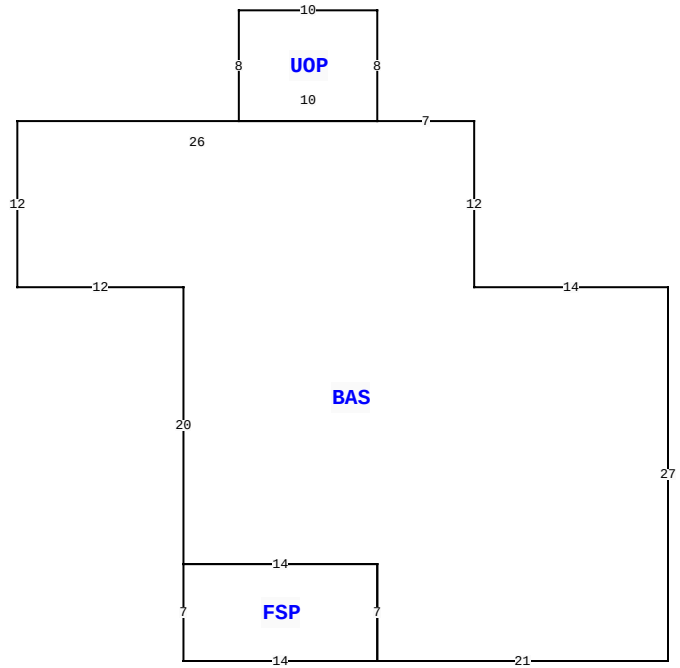
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	03	PLASTER 50
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100		1,243	84,609
FSP	98	40		39	2,655
UOP	80	20		16	1,089
TOTALS	1,421			1,298	88,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	93.4960	104.72	135,927	1943	1943	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1243 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

656 NE LAKE DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		88,353
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		9,262
TOTAL MARKET VALUE		97,815
SOH/AGL Deduction		29,714
ASSESSED VALUE		68,101
TOTAL EXEMPTION VALUE	HX HB	43,101
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1551/107	9/05/2025	WD	Q	I	01	75,000
GRANTOR: PARKER MYIESHA						
GRANTEE: B SIMPLE INVESTMENT						
1395/1624	9/27/2019	WD	Q	I	01	70,000
GRANTOR: RALPH WASHNOCK						
GRANTEE: MYIESHA PARKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N12 W7 UOP= N8 W10S8 E10$ W26 S12 E12 S20 FSP= S7 E14 N7 W14$ E14 S7 E21 N27$.

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	0296	SHED METAL	0	100	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	100		*CI	100.00	130.00	13,000.00	SF		1.00	1.00	0.75	0.95	0.71	9,262							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.30 Total Land Value: 9,262 Market: 0 Agricultural: 0 Common: 9,262 PRINTED 11/18/2025 BY SYS