

COMM SE COR OF NE1/4 OF SE1/4 OF
N 60 FT FOR POB, W 93 FT, N 546
74.03 FT, E 281.71 FT, S 620 FT,

SIMMONS JOSHUA LEE
323 SW PLACID LN
LAKE CITY, FL 32404

2026

01-4S-15-00312-016



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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		01
NEIGHBORHOOD/LOC	1415.00	1.00/

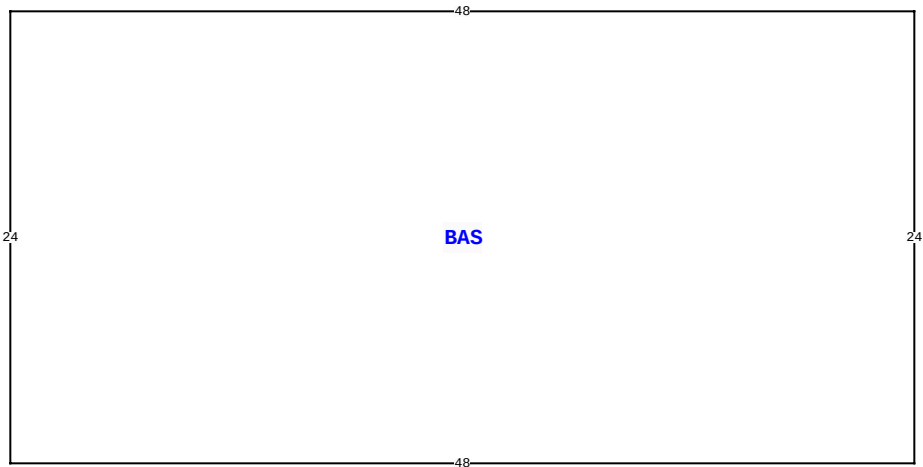
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	59,501
TOTALS	1,152			1,152	59,501

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01

REVIEW DATE 08/11/2023 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,152	99.9000	93.91	108,184	2001	2001	0	0	0	45.00	55.00
1 MANUF 1			100% - 2018	Heated Area: 1152				HX Base Yr 2018				



323 SW PLACID LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

L N	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	100	2013	2013	3	100	500	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF										7,500						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00

Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		59,501	
TOTAL MARKET OB/XF VALUE		7,500	
TOTAL LAND VALUE - MARKET		55,110	
TOTAL MARKET VALUE		122,111	
SOH/AGL Deduction		59,107	
ASSESSED VALUE		63,004	
TOTAL EXEMPTION VALUE		HX HB	38,004
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		122,111	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		122,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17711	M H	125	12/05/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1345/0107	8/12/2017	AG U	I	21	
GRANTOR: JANICE L FLATT					
GRANTEE: JOSHUA LEE SIMMONS					
1299/2627	6/26/2015	QC U	I	11	
GRANTOR: MONTANA DAVIS					
GRANTEE: JANICE L FLATT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S24 E48 N24\$.									

Common: 55,110 PRINTED 10/07/2025 BY SYS