COMM SE COR OF NW1/4 OF NE1/4, R
W 426.38 FT, NE 266.64 FT FOR PO
FT, NE 109.64 FT, SE 397.30 FT,

SIMMONS DEANN L/SIMMONS ESTON
3015 SW FLORIDA 247
LAKE CITY, FL 32024

2025

15-4S-16-02987-006

BUILDING CHARACTERISTICS

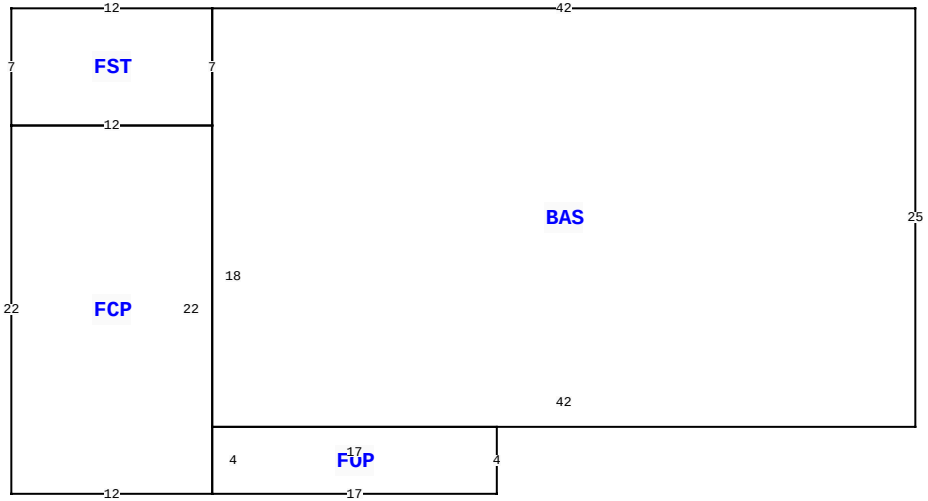
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	61,348
FCP	264	25		66	3,856
FOP	68	30		20	1,169
FST	84	55		46	2,688
TOTALS	1,466			1,182	69,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,182	94.8478	106.23	125,564	1977	1977	0	0	10	35.00	55.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1050 HX Base Yr



3015 SW STATE ROAD 247 , LAKE CITY

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

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	0	0	3	100	50	
2	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	288	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,060
TOTAL MARKET OB/XF VALUE	338
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	91,398
SOH/AGL Deduction	0
ASSESSED VALUE	91,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,398
TOTAL JUST VALUE	91,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39081	MAINT/ALTR	0	12/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/953	10/31/2023	WD	Q	I	01	91,000
GRANTOR: EMEIS PEGGY JO						
GRANTEE: SIMMONS DEANN L						
0930/0382	6/29/2001	WD	Q	I		48,000
GRANTOR: HARDY P CRUCE (UNREMA						
GRANTEE: PEGGY JO & TIMOTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W12 S7 E12 N7$S7 FCP= W12 S22 E12 N22$ S 18
FOP= S4 E17 N4 W17$ E42 N25$.

LAND DESCRIPTION

TOTAL OB/XF 338

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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 04/24/2109 BY KR Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/27/2025 BY SYS