

COMM SE COR OF SW1/4 OF NW1/4, R
FOR POB, CONT W 651.25 FT TO E R
RD, N ALONG R/W 666.07 FT, E 651

SIMMONS WILLIE L/SIMMONS CORNIQUECA
PO BOX 133
LAKE CITY, FL 32056

2026

19-2S-16-01655-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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 03

NEIGHBORHOOD/LOC					
19216.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,181	100		2,181	228,928
FGR	506	55		278	29,180
FOP	40	30		12	1,260
FOP	234	30		70	7,348
TOTALS	2,961			2,541	266,715

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0		665.00	UT 2.00	100	2003
2	0263	PRCH, USP	0	100	0	0		1.00	UT 0.00	100	2013
3	0030	BARN, MT	0	0	20	38		760.00	UT 9.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,541	120.1480	134.57	341,942	2003	2003	0	0	0 22.00	78.00
1 SINGLE FAM 100% - 2005 Heated Area: 2181 HX Base Yr 2005											
BLD DATE 04/11/2025 MLU											

TOTAL OB/XF											
10,670											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				266,715			
TOTAL MARKET OB/XF VALUE				10,670			
TOTAL LAND VALUE - MARKET				65,000			
TOTAL MARKET VALUE				342,385			
SOH/AGL Deduction				134,913			
ASSESSED VALUE				207,472			
TOTAL EXEMPTION VALUE				50,722			
BASE TAXABLE VALUE				156,750			
TOTAL JUST VALUE				342,385			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				345,804			